

Bellissimo In City FC Mumbai 1 Private Limited

Date: 04.12.2025

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

Subject : Environment Clearance for Expansion of Proposed commercial complex on plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai

Reference : **EC Identification no: EC23B038MH170310 dated 08.08.2023.**
EC file no. SEIAA-2015/CR-250/TC-3 dated 05.11.2015.
EC File no. 21-250/2008-IA.III dated 18.09.2009.

Respected Sir,

Expansion of Proposed commercial complex on plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai. is being developed by **M/S. BELLISSIMO IN CITY FC MUMBAI 1 PRIVATE. LIMITED.**

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

We request to acknowledge the same and oblige.

Thanking you,

Yours Sincerely,

For, M/S. BELLISIMO IN CITY FC MUMBAI 1 PRIVATE. LIMITED.



Authorized Signatory

Enclosures:

1. Point wise compliance report

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE**

(April 2025 – September 2025)

Of

Proposed Commercial complex

At

**Plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W),
Mumbai**

**M/s. BELLISSIMO IN CITY FC MUMBAI 1 PRIVATE
LIMITED and CA to Owner M/s. PRL Agastya Pvt.
Ltd.**

176-412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel
Road, Horniman Circle, Fort Mumbai, 400001 -400001

Submitted to

**Ministry of Environment, Forest and Climate Change
(Regional Office)**

Maharashtra Pollution Control Board (Mumbai)

&

**Environment and Climate Change Department,
Mantralaya**

Project Details:

Sr. No.	Project details	
1.	Name of the project	Expansion of Proposed Commercial Complex located at Plot bearing CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai
2.	Name of the project proponent	M/s. Bellissimo in City FC Mumbai 1 Private Limited and CA to Owner M/s. PRL Agastya Pvt. Ltd. 176-412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort Mumbai, 400001 - 400001
3.	Clearance Identification No. and Date	1 st EC: EC File no. 21-250/2008-IA.III dated 18.09.2009. 2 nd EC: SEIAA-2015/CR-250/TC-3 dated 5 th November 2015 3 rd EC (Expansion): EC23B038MH170310 dated on 8.8.2023
4.	Area Statement:	
5.	Total Plot area (Sq.mt)	65,780.90
6.	FSI Area (Sq.mt)	1,11,907.86
7.	Non-FSI Area (Sq.mt)	61,649.83
8.	Total Construction area (Sq. m)	1,73,557.69
9.	No. of Tenements & Shops	78 nos.
10.	Water Requirement of the project (CMD)	408.2 KLD
11.	STP details	STP Capacity: 300KLD and 65 KLD Location: Basement and Ground
12.	Solid waste details (During Construction Phase)	Dry waste: 131.4Kg/day Wet waste: 87.6 Kg/day
13.	Solid waste details (During Operation Phase)	Dry waste: 1143 Kg/d Wet waste: 716 Kg/d E-Waste: 18.6 Kg/d STP Sludge (dry): 8.7 Kg/d

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I**DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	8(b)
2.	Name of the project	:	Expansion of Proposed commercial complex on plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai
3.	Clearance Identification No. and Date	:	1 st EC: EC File no. 21-250/2008-IA.III dated 18.09.2009. 2 nd EC: SEIAA-2015/CR-250/TC-3 dated 5 th November 2015 3 rd EC (Expansion): EC23B038MH170310 dated on 8.8.2023.
4.	Location	:	Village: Kurla
	a.	District (S)	: Mumbai
	b.	State (S)	: Maharashtra
	c.	Latitude/ Longitude	: Latitude-19.5'13.50" N Longitude -72.53'6.19" E
5.	Address for correspondence	:	M/s. Bellissimo In City FC Mumbai 1 Private Limited 176-412, 4 th floor, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	: Mr. Aftab Dalal
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	: Mr. Aftab Dalal
6.	Salient features	:	

	a.	of the project	:	Annexure A
	b.	of the environmental management plans	:	Annexure B
7.	Breakup of the project area		:	
	a.	submergence area forest & non-forest	:	Non-Forest
	b.	Others	:	Annexure –A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Cost of the project: Rs. 571 Crores out of which expansion cost works out to be 71 Cr.
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Yes. Attached as Annexure B
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	-
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	Yes. Refer Annexure - C

	e.	Actual expenditure incurred on the environmental management plans so far	:	-
10	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12	Status of construction		:	The project work was initiated as per the Environment clearance obtained
	a.	Date of commencement (Actual and/or planned)	:	18th Sept 2009
	b.	Date of completion (Actual and/ of planned)	:	20th August 2028
13	Reasons for the delay if the Project is yet to start		:	Project work started
14	Dates of site visits		:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	14.07.2023
	b.	Date of site visit for this monitoring report	:	10.11.2025
15	Details of correspondence with Project authorities for obtaining Action		:	Not Applicable

	plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits		
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

Current Status of Works

	Current status of Construction work	Project work started
a.	Date of Commencement (Actual and/ or planned)	18th Sept 2009
b.	Date of completion (Actual and/ or planned)	20th August 2028

Status of Construction

pradeepmkamble and associates

H.O. B/101, 1st Floor, Jakh Baturea Complex, Pandit Malviya Path, Ramnagar, Dombivli (E) 421 201.
 ☎ : (0251) 2862642 • Fax : (0251) 2860995 • E-mail : kkkkamble@yahoo.com

Date: 11.11.2025

Undertaking

We, M/s Pradeep M. Kamble & Associates; are Architect for Environment Clearance for Environment Clearance for Expansion of Proposed commercial complex on plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai. The project is being developed by **M/S. BELLISSIMO IN CITY FC MUMBAI 1 PRIVATE. LIMITED.**

Environment Clearance for the said project has been obtained on 08/08/2023 (File No - EC Identification no: EC23B038MH170310). We are submitting here with the current status of the project as follows:

Area statement as per EC received	In sq. m
Total Construction area	1,73,557.69
Total FSI area	1,11,907.86
Total Non- FSI area	61,649.83
Construction done till date	1,59,233.80

Thanking You,
 Yours Faithfully,
 For M/s Pradeep Kamble & Associates

PRADEE
 P
 MAHIPAT
 KAMBLE
 (Authorized signatory)
 COA No. CA/87/10471

Digitally signed by: PRADEEP
 MAHIPAT KAMBLE
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Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no.

EC23B038MH170310 dated 08th August 2023 as follows:

Sr. No.	Conditions	Status
Specific Condition (SEAC Conditions)		
1.	PP to submit IOD/IOA/Concession Document /Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP has obtained plan approval dated on 4.4.2025
2.	PP to obtain following NOCs & remarks as per amended planning: a) SWD remarks/NOC; b) Tree NOC; c) CFO NOC for wing D for proposed height.	PP has obtained the following NOCs – a) SWD remarks: DyChE/SWD/3495/ PC dated 25.5.2023 b) Tree NOC: DYSG/TA/123/I-5 dated 28.7.2017 c) CFO NOC: CHE/ES/1906/L/337 (NEW)/CFO/6/Amend dated 12.3.2025
3	PP to submit architect certificate with explanation regarding increase in no. of basements in wing A & B with respect to earlier EC; PP to submit undertaking that they have not violated any conditions of earlier EC as well as any provision of EIA Notification,2006 & amended thereafter time to time.	PP stated that the building configuration mentioned in the earlier EC had a typological error and that they have not violated any conditions of the EC. PP has submitted an Architect letter stating the same.
4	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	PP has obtained certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur dated 14.7.2023.
5	PP to get transferred earlier EC dated 15.11.2015 in their name from SEIAA; PP to obtain all the NOCs in their name.	The condition is noted and agreeable to the same.
6	PP to relocate all services like STP proposed for C wing as well as parking from RG area; PP to provided adequate RG area & submit architect certificate mentioning that % RG provided on mother earth & paved is as per DCPR norms.	STP area was deducted in the RG area. The triangulation method justifying the same is presented in SEIAA presentation. Hence there are no services in the RG area and the same is as per the DCPR norms.
7	PP to increase STP capacity 10% more than	The provided STP capacity is 10% more

	actual sewage generation PP to submit revise layout of STP with area provided, 40%open to sky area & tank size details.	than the actual sewage generation
8	PP to submit audit report of existing STP/OWC; PP to submit design details of proposed & existing STPs.	PP has submitted the audit reports for existing STP & OWC
9	PP to convert minimum 5% of total RG area in to Miyawaki plantation & include the cost of same in EMP; PP to revise tree list including trees to be planted in Miyawaki plantation.	PP has made provision for 5% of Total RG as Miyawaki plantation and the cost of the same is reflected in EMP.
10	PP to maintain 1.5 Mtrs. Distance between DG set & Substation.	PP has maintained a distance of 1.5 m between DG set & substation.
11	PP to provide separate OWC for Wing 1 to 4 & Wing D & submit revises location & layout of OWC.	PP has now proposed two OWCS. One OWC is for Wing A and B. The Second OWC is for Wing C1 to C5 and D.
12	PP to submit building wise water balance chart & ensure that discharge of treated water is reduced up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	The treated waste water would be used as Flushing and Gardening and about 3.6% amount of wastewater would be released into public sewer.
SEIAA Conditions		
1	PP has provided mandatory RG of 17787.62 m2 on ground. Local planning authority to ensure the compliance of the same.	PP Agreed and provided the same.
2	This EC is restricted up to 13.007 m only as per Civil Aviation NOC.	Noted. PP had obtained Plinth verification certificate in addition to revised Civil Aviation NOC.
3	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP Agreed. Fire Tender Movement Plan is submitted to Honorable Committee.
4	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	PP Agreed PP will 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.	PP Agreed.
6	SEIAA after deliberation decided to grant EC for - FSI-1,11,907.86 m2, Non FSI- 61,649 m2, Total BUA- 1,73,557.69 m2. (Plan approval No CHE/EC/1906/L/337(new)337/8/ Amend,	PP Agreed.

	dated-06.06.2023) (Restricted as per appraisal)	
General Condition		
Construction phase		
I	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
II	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous Waste is generated on site.
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.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Ready mix concrete is used to reduce water demand during construction.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water in this project.

VIII	Permission to draw ground water for construction of basement if any shall be obtained from competent Authority prior to construction/operation of the project.	There is no extraction of ground water in this project.
IX	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Yes. Low-pressure water fixtures are proposed.
X	The Energy Conservation Building code shall be strictly adhered to.	Condition noted.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping.
XII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes. The excavated soil would be used for leveling of the proposed project
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.	No water samples were collected since no ground water source is available at the site and ground water withdrawal is not proposed at the site
XIV	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted
XV	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	No use of DG set during construction.
XVI	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.	The vehicles carrying material outside the plot are properly covered to avoid any kind of spillage/leakage
XVII	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Water sprinkling would be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level

		monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The plot is barricaded to avoid spread of pollutants.
XVIII	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be enclosed type and conform to rules made under the 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.	PP Agreed and shall provide DG set for operation phase. Capacity of D.G. set: 1250 KVA & 750 KVA
XIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/designated person.	Regular supervision of site is being carried out
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.	During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted
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 given 100% treatment sewage/ liquid waste and explore the possibility to recycle at	One STP of capacity 200 KLD and 65 KLD is provided for the project to treat wastewater. PP will ensure the completion of STP and OWC before the project is commissioned/operational.

	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.	PP will ensure the completion of STP and OWC before the project is commissioned/ operational
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.	PP Agreed.
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.	Separate entry and exit points will be provided. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	PP Agreed and shall be provide 43 Nos. of electric charging points
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.	The green belt design along the periphery of the plot will be such that it can attenuate the day and night noise level to the standard Prescribed for residential used by MPCB. Developer will provide RG area on ground.
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate environment management cell with qualified staff will be formed.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds are allocated for environment protection measures

XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	PP has given advertisement in two local newspapers within seven days.
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.	Agreed and complied.
XIII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO 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.	Agreed to Comply with.
General Condition		
I	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	PP Agreed.
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.	PP has obtained consents with following file nos.: 1. CTO (Part-I) Format1.0/BO/CAC-Cell/UAN NO. 0000057285/CO(Part-I)/10 th CAC-1907000803 dated on 22.7.2019 2. CTE: Format1.0/CC/UAN No.0000166765/CE/2309001055 dated on 13.9.2023 3. CTO (Part-I): Format1.0/CC/UAN No.0000207138/CO/2408001224 dated on 13.8.2024

		<p>4. CTE (Expansion): Format1.0/CC/UAN No.0000213556/CE/2411001433 dated on 24.11.2024</p> <p>5. CTO Renewal - Format1.0/CC/UAN No.0000219739/CR/2411000863 dated 14.11.2024</p> <p>6. CTO Part-II - Format1.0/CC/UAN No.0000232324/CO/2503004295 dated 31.03.2025</p>
III	Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Received Environmental Clearance from MoEF identification No. EC23B038MH170310 dated 08th August 2023 Refer Annexure- 01 for Environmental Clearance (EC) copy
IV	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP enclosing status of the project along with six monthly reports to respective MoEF regional office and MPCB office both by email format
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.	PP is regularly submitting Environment statement for each year to MPCB
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	PP Agreed.

	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.	PP Agreed.



SHREEJI AQUA TREATMENT PVT. LTD.

Innovative Environmental Solutions Under One Roof

Accredited by NABL as per ISO/IEC 17025:2017

Certified by ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India, New Delhi

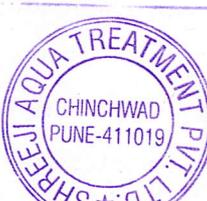
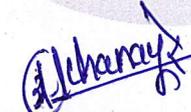
● ENVIRONMENT ● FOOD ● ANIMAL FOOD & FEED ● MICROBIOLOGY



TC-13877

ULR No. : TC138772500012135F

TEST REPORT

Lab Inward No. : SATPL/25-26/11/MAAM/130S		Date of Sampling : 10-11/11/2025			
Client Name : M/S Bellissimo in City FC Mumbai 1 Private Limited		Start of Analysis : 11/11/2025			
		End of Analysis : 14/11/2025			
		Report Date : 15/11/2025			
		Sample Drawn By : SATPL On 11/11/2025			
Order / Reference: As per TRF Dated 11/11/2025					
Monitoring For : Ambient Air Monitoring					
Sampling Procedure : As per IS 5182					
Limits : National Ambient Air Quality Standards vide GSR 826 (E) Dated 18.11.2009					
Sampling Location :. Plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai					
Lateral Distance : 10.0 meter			Duration : 24 Hrs.		
Receptor Height : 3.0 meter			Time :03:30 pm to 03:30 pm		
Temperature, °C : 28			Humidity, % : 63		
RESULTS					
Sr.No.	Parameters	Results	Limits	Unit	Reference Method
1	Sulphur Dioxide (SO ₂)	14.17	≤ 80	µg/m ³	IS 5182(Part-2);2001 R2022
2	Nitrogen Dioxide (NO ₂)	18.21	≤ 80	µg/m ³	IS 5182(Part-6);2006 R2022
3	Particulate Matter PM ₁₀	51.13	≤ 100	µg/m ³	IS 5182 (Part 23):2006 R 2022
4	Particulate Matter PM _{2.5}	25.55	≤ 60	µg/m ³	IS 5182 (Part 24):2019
5	Ozone (O ₃)	<20	≤ 180 (1 hr.)	µg/m ³	IS 5182(Part-9):R 2019
6	Ammonia (NH ₃)	10.23	≤ 400	µg/m ³	IS 5182(Part 25);2018
REMARK: Reference to above mentioned monitoring report all the parameters are within the limits.					
Disclaimer: <i>Information supplied by customers represented in italic font</i>					
Review By			For Shreeji Aqua Treatment Pvt.Ltd.		
 Technical Manager				 Quality Manager Authorized Signatory	

-----End of Test Report-----

The results relate to sample tested.



SHREEJI AQUA TREATMENT PVT. LTD.

Innovative Environmental Solutions Under One Roof

Accredited by NABL as per ISO/IEC 17025:2017
 Certified by ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India, New Delhi

- ENVIRONMENT ● FOOD ● ANIMAL FOOD & FEED ● MICROBIOLOGY



TC-13877

ULR No: TC138772500012149F

TEST REPORT							
Lab Inward No. : SATPL/25-26/11/MANM/130T			Date of Sampling : 11-12/11/2025				
Client Name : Bellissimo in City FC Mumbai1 Private Limited			Start of Analysis : 11/11/2025				
			End of Analysis : 12/11/2025				
			Report Date : 16/11/2025				
			Sample Drawn By : SATPL Team on 11-12/11/2025				
Order / Reference: TRF Dated 12/11/2025							
Monitoring done by : SATPL Team on 11-12/11/2025							
Monitoring For : Noise Level Reading, NLR							
Sampling Procedure : As Per CPCB Guideline							
Sampling Location : Plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai			Lateral Distance : 10 Meter From Location				
Time : 12:50 pm to 12:50 pm			Sampling Duration : 24 Hrly				
Limits : As per Ministry of Environment & Forest Notification Dated 11/01/2010							
NOISE LEVEL MONITORING							
Date	☀️	Time	Noise Level, dB(A)	Date	🌙	Time	Noise Level, dB(A)
11-12/11/2025		6 am to 10 pm (Day Time)	62.56	11-12/11/2025		10 pm to 6 am (Night Time)	50.77
Note: Limit during Day Time < 75 dB (A) & Limit during Night Time < 70 dB (A)							
Disclaimer: 'Information is supplied by customers represented in italic font'							
Review By,			For Shreeji Aqua Treatment Pvt. Ltd.				
 Technical manager			 Quality Manager Authorized Signatory				

-----End of Test Report-----

The results relate to sample tested.



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● ENVIRONMENT ● FOOD ● ANIMAL FOOD & FEED ● MICROBIOLOGY

TEST REPORT

16/11/2025

Sample / Report No.	SATPL/25-26/11/MS/130U				
Name of Customer	M/s. Bellissimo in City FC Mumbai1 Private Limited.				
Address of Customer	Mumbai				
Order / Reference	As Per TRF Dated 11/11/2025				
Sample declaration as provided by customer :					
Nature of Sample	Soil Sample				
Location	Plot bearing CTS no.110A,110B,110C at Kamini,Kurla (W),Mumbai				
Batch No.	NA				
Sample Drawn by	SATPL Team on 11/11/2025	Sample Received On	11/11/2025		
Start of Analysis	11/11/2025	End of Analysis	15/11/2025		
Sample Container	Zip lock bag	Sample Quantity	01 kg.		
Sampling Procedure	NA				
Limits	NA				
Chemical Testing					
Sr.No.	Parameters	Results	Limits	Unit	Method
1	pH (1:2.5 at 25±1°C)	6.69	NA	-----	IS :2720(Part - 26):1987 R 2021
2	Moisture	9.75	NA	%	IS 2720 (Part 2):1973 R 2020
3	Electrical Conductivity (1:2 at 25±1°C)	1.17	NA	ms/cm	IS: 14767: 2000 R 2021
4	Water Holding Capacity	34	NA	%	IS 14765:2000
5	Organic Carbon	1.03	NA	%	IS 2720 (Part 22) 1972/R 2015
6	Nitrogen	0.0025	NA	%	IS 14684:1999 R 2019
7	Potassium	20.56	NA	mg/Kg	IS 9497:1980
8	Sulphur	1.15	NA	mg/kg	IS 1350(Part II)/Reaffirmed 2005
9	Zinc	8.95	NA	mg/kg	EPA 7000 B (Revision 02)
10	Boron	0.217	NA	mg/kg	EPA 7000 B (Revision 02)
11	Iron	754.32	NA	mg/kg	EPA 7000 B (Revision 02)
12	Phosphorous	14.85	NA	mg/kg	Olsen's Method
Note: NA-Not Applicable.					
Disclaimer-'information supplied by customers represented in italic font'					
Review By			For Shreeji Aqua Treatment Pvt.Ltd.		
 Technical Manager			 Quality Manager Authorized Signatory		
					

End of Test Report ----

-----End of Test Report-----

The results relate to sample tested

Page 1 of 1

Page 1 of 1

Pune: Plot No. B-24, H Block, Lal Topi Nagar, Morewadi, MIDC, Pimpri-Chinchwad, Maharashtra 411018.

Lab: 1&4,Shreeji Terrace Apt. Plot No. 53, Purna Nagar, Chikhali, Pune: 411019

Vadodara: Plot No.1, Shah Ind. Park-1, Vadodara-Savli, Lamdapura. 391 775 Dist. Vadodra

Customer Care No.: +919225247365 Email: info@shreejiaqua.com Web: www.shreejiaqua.com

Shreeji Aqua is always subject to improvement for better customer satisfaction, we welcome your feedback on pune_lab@shreejiaqua.com



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

To,

The -1

BELLISSIMO IN CITY FC MUMBAI 1 PRIVATE LIMITED
176-412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel Road,
Horniman Circle, fort Mumbai, 400001 -400001

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/INFRA2/422830/2023 dated 25 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH170310
2. File No.	SIA/MH/INFRA2/422830/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed commercial complex on plot bearing CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai
7. Name of Company/Organization	BELLISSIMO IN CITY FC MUMBAI 1 PRIVATE LIMITED
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 08/08/2023

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

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

This is a computer generated cover page.

PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/422830/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Bellissimo In City FC Mumbai 1 Pvt Ltd.,
CTS no. 110A, 110B, 110C at Kamini,
Kurla (W), Mumbai

Subject : Environment Clearance for Proposed commercial complex on plot bearing
CTS no. 110A, 110B, 110C at Kamini, Kurla (W), Mumbai by M/s. Bellissimo
In City FC Mumbai 1 Pvt Ltd

Reference : Application no. SIA/MH/INFRA2/422830/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 202nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09.06.2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/422830/2023	
2	Name of Project	Expansion of Proposed Commercial Complex located at Plot bearing CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai	
3	Project category	8(b) Township and Area Development	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Bellissimo in City FC Mumbai 1 Private Limited & CA to owner M/s. PRL Agastya Pvt. Ltd.
		Regd. Office address	176 - 412, 4th floor, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort
		Contact number	9769872565
		e-mail	rupesh.kadam2@lodhagroup.com
6	Consultant	Enviro Policy Research India Pvt. Ltd. Certificate No – NABET/EIA/2124/IA0076 (Validity - 26.04.2024) Name :- Mr. Avick Sil Contact Details – 9833825875, avick1114@gmail.com , avick@eprindia.com	
7	Applied for	Expansion	
8	Location of the project	Expansion of Proposed Commercial Complex located at Plot bearing CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai	
9	Latitude and Longitude	19° 5'13.50"N 72°53'6.19"E	
10	Plot Area (sq.m.)	65,780.90	

11	Deductions (sq.m.)	8,735.30					
12	Net Plot area (sq.m.)	57,045.60					
13	Ground coverage (m ²) & %	31,718.22 sq.m. (55.60%)					
14	FSI Area (sq.m.)	1,11,907.86					
15	Non-FSI (sq.m.)	61,649.83					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,73,557.69					
17	TBUA (m ²) approved by Planning Authority till date	Under Process					
18	Earlier EC details with Total Construction area, if any.	File No - SEIAA-2015/CR-250/TC-3 dated 5th November, 2015 Total construction area - 1,39,744.12 Sq.m					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	1,28,581.34 Sq.m					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	Wing A	Basement + Ground + Upper 6 Floors	23.8 m	Wing A	Basement (2 levels) + Ground + Upper 6 Floors	23.8 m	OC obtained (As per previous EC)
	Wing B	Basement + Ground + 2 Upper Floors	10.95 m	Wing B	Basement (2 levels) + Ground + 2 Upper Floors	10.95 m	OC obtained (As per previous EC)
	Wing C	Basement + Ground + 3 Floors	13.007 m	Wing C	Basement (2 levels) + Ground + 2 Upper Floors	12.8 m	Part Basement completed
				Wing 1	Ground	7.21 m	Proposed No construction started
				Wing 2	Ground + 1 Upper floor	9.22 m	Proposed No construction started
				Wing 3	1 Basement + Ground + 2 Upper floors	13.11 m	Proposed No construction started
				Wing 4	1 Basement + Ground + 2 Upper floors	14 m	Proposed No construction started
				Wing D	Basement (2 levels) + Ground + 2 Upper Floors	11.85 m	Proposed No construction started
21	No. of Tenements & Shops	78 nos.					
22	Total Population	7618 nos.					
23	Total Water Requirements CMD	408.2 KLD					
24	Under Ground Tank (UGT) location	Basement and Ground					

25	Source of water	MCGM		
26	STP Capacity & Technology	Total – 300 KLD		
27	STP Location	Basement and Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	290.6 KLD 3.6 %		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	131.4 Kg/Day	Handover to authorized recyclers
		Wet waste	87.6 Kg/Day	OWC
		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	1143 Kg/Day	Handover to authorized recyclers
		Wet waste	716 Kg/Day	OWC
		E-Waste	18.6 Kg/Day	-
		STP Sludge (dry)	8.7 Kg/Day	Shall be used as Manure
31	R.G. Area in sq.m.	RG required – 17135.58 Sq.m		
		Total RG Proposed – 17207.47 Sq.m		
		Number of Trees on plot: 31 nos.		
		Number of trees planted: 536 nos.		
		Number of Trees on Plot (total): 567 nos.		
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)	3371.13 KW	
	Demand load (kW)	1862.89 KW		
33	Energy Efficiency	a) Energy savings (Conventional) (%): 23 % b) Solar energy (%): 5 %		
34	D.G. set capacity	1250 KVA and 750 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler Provided – 1400 nos. 2-wheeler Provided – 66 nos. Transport vehicles – 6 nos. EV Charging: 43 nos. of parking		
36	No. & capacity of Rain water harvesting tanks /Pits	1100 cum (Total)		
37	Project Cost in (Cr.)	Total project cost is 571 Cr, out of which expansion cost works out to be 71 Cr.		
38	EMP Cost	Construction Phase – 69 Lakhs Operation Phase – 581.75 Lakhs (56.3 Lakhs – O/M)		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)		
40	Details of Court Cases/litigations	NA		

	w.r.t the project and project location, if any.	
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The comparative statement showing details of project as per earlier EC and proposed project details is as follows:

Description	As per Previous EC File No. SEIAA-2015/CR-250/TC-3 dated 5.11.2015	After Proposed Expansion	Remark
Plot Area (m ²)	35,890.73	65,780.9	Increased by 29,890.17 Change due to DP Reservation
Total FSI Area (m ²)	78,822.42	1,11,907.86	Increased by 33,085.44
Non FSI Area (Sq.m)	60,921.70	61,649.83	Increased by 728.13
Total Construction Area (Sq.m)	1,39,744.12	1,73,557.69	Increased by 33,813.57
Building Configuration	Wing A: Basement + Ground + Upper 6 Floors Wing B: Basement + Ground + 2 Upper Floors Wing C: Basement + Ground + 3 Floors	Wing A: Basement (2 levels) + Ground + Upper 6 Floor Wing B: Basement (2 levels) + Ground + 2 Upper Floors Wing C: Basement (2 levels) + Ground + 2 Upper Floors Wing 1: Ground Wing 2: Ground + 1 Upper floor Wing 3: 1 Basement + Ground + 2 Upper floors Wing 4: 1 Basement + Ground + 2 Upper floors Wing D: Basement (2 levels) + Ground + 2 Upper Floors	OC obtained (As per previous EC) OC obtained (As per previous EC) Part Basement completed Proposed No construction started Proposed No construction started Proposed No construction started Proposed No construction started Proposed No construction started
Project Cost	500 Cr	571 Cr	Total project cost is 571 Cr, out of which expansion cost works out to be 71 Cr.
Population	Not mentioned in EC	7618 nos.	-
Parking details	4W - 1127 nos.	4W - 1400 nos. Transport vehicles – 6 nos. 2W – 66 nos.	4W increased by 273 nos.
RG area	7635.20 Sq.m	17207.47 Sq.m	Revised as per Plot

Description	As per Previous EC File No. SEIAA- 2015/CR-250/TC-3 dated 5.11.2015	After Proposed Expansion	Remark
			area and DCPR
Total water requirement	426 KLD	408.2 KLD	Decreased by 17.8 KLD
Total sewage generation	321 KLD	290.6 KLD	Decreased by 30.4 KLD
STP Capacity	350 KLD (Total)	300 KLD (Total)	STP Capacity decreased by 50 KLD
STP Location	Not mentioned in EC	Basement and Ground	-
Total quantity of waste (wet + Dry)	2,364.6 Kg/Day	1859 Kg/Day	Decreased by 505.6 Kg/Day
Treatment technology	OWC	OWC	No Change

3. The proposal has been considered by SEIAA in its 260th (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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
a)SWD remarks/NOC; b) Tree NOC; c) CFO NOC for wing D for proposed height.
3. PP to submit architect certificate with explanation regarding increase in no. of basements in wing A & B with respect to earlier EC; PP to submit undertaking that they have not violated any conditions of earlier EC as well as any provision of EIA Notification,2006 & amended thereafter time to time.
4. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to get transferred earlier EC dated: 15.11.2015 in their name from SEIAA; PP to obtain all the NOCs in their name.
6. PP to relocate all services like STP proposed for C wing as well as parking from RG area; PP to provide adequate RG area & submit architect certificate mentioning that % of RG provided on mother earth & paved is as per DCPR norms.
7. PP to increase STP capacity 10% more than actual sewage generation; PP to submit revise layout of STP with area provided ,40% open to sky area & tank size details.
8. PP to submit audit report of existing STP/OWC; PP to submit design details of proposed & existing STPs.
9. PP to convert minimum 5% of total RG area in to Miyawaki plantation & include the cost of same in EMP; PP to revise tree list including trees to be planted in Miyawaki planation.
10. PP to maintain 1.5 Mtr. distance between DG set & Substation.
11. PP to provide separate OWC for Wing 1 to 4 & wing D & submit revise location & layout of OWC.
12. PP to submit building wise water balance chart & ensure that discharge of treated water

is reduced up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

1. PP has provided mandatory RG of 17787.62 m² on ground. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 13.007 m only as per Civil Aviation 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-1,11,907.86 m², Non FSI-61,649.83 m², Total BUA- 1,73,557.69 m². (Plan approval No- CHE/EC/1906/L/337 (new)337/8/Amend, dated-06.06.2023) (Restricted as per appraisal)

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 Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

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

Date: 8/8/2023 3:07:28 PM

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2015/CR-250/TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 5th November, 2015

To,

M/s. Neptune Realtors Pvt. Ltd
Neptune House, Karma Stambh,
Opp MTNL Office, LBS Road,
Vikhroli (W), Mumbai- 400 083.

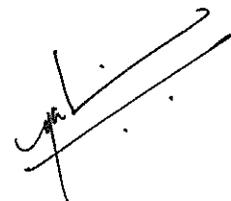
Subject: - Amendment in EC for proposed commercial complex at CTS no.109A, 109A/1, to 109A/21A, 110, 110/1 to 13 & 111 at Kamani, Kurla(W), Mumbai by M/s. Neptune Realtors Pvt. Ltd

Reference- Even number environment clearance letter dated 18th September, 2009 & revalidate on 4th December, 2014.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC in its 13th meeting and recommended to SEIAA. SEIAA in its 13th & revalidate in 74th meetings decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no No-21-250/2008-IA-III dated 18th September, 2009 & revalidate on 4th December, 2014. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/ TC-3 dated 29th November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.



In the 85th SEIAA meeting, the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the total construction area has been proposed to be reduced by 33.46% and there is consequent reduction in other environmental parameters.

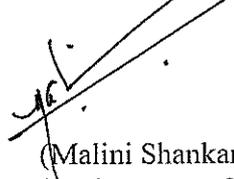
No.	Particulars	Details		
		1.	Name of Project	Neptune's Evolution
2.	Project Status	1. Environmental Clearance granted vide EC letter No. 21-250/2008-IA.III dated. 18 th September, 2009 2. Revalidation letter issued on 4th December 2014		
3.	Type of Project	Construction Project- Commercial Complex		
4.	Location of The Project	C.T.S. No. 109A, 109A/1 to 109A/21A, 110,110/1 to 13 & 111 at Kamani, Kurla (West), Mumbai.		
5.	Whether In Corporation / Municipal / Other Area	Municipal Corporation of Greater Mumbai		
6.	Project Details	As per Earlier EC	New Proposal	Remarks
7.	Name of Project Proponent	M/s. Neptune Realtors Pvt. Ltd.	M/s. Neptune Realtors Pvt. Ltd.	
8.	Plot Area	66,539.10 sq. m.	35,890.73 sq. m	Part plot reserved in New D.P.
9.	F.S.I. Area	1,14,706.92 sq. m	78,822.42 sq. m	Area Reduced by 31.28 %
10.	Non F.S.I. Area	95,304.00 sq. m.	60,921.70 sq. m	Area Reduced by 36.08 %
11.	Construction Area	2,10,010.92 sq. m	1,39,744.12 sq. m	Area Reduced by 33.46 %

No. of Buildings	4 Nos.	3 Nos.	Reduced by 1 No.
Building Configuration	1 No. - Basement + Ground + 7 Floors 1 No. - Basement + Ground + 5 Floors 1 No. - Basement + Ground + 2 Floors 1 No. - Basement + Ground + 2 Floors	Wing A: Basement + Ground + 6 Floors Wing B: Basement + Ground + 2 Floors Wing C: Basement + Ground + 3 Floors	Changed as per New Design
Estimated Cost of the Project	Rs. 438.00 Corers. (As per 2009)	Rs. 500 Corers.	Increased as per Present Market Value
RG Area	18,583.00 sq. m.	7,635.20 sq. m	Revised as Plot size is reduced
Rain Water Harvesting	Holding Tank of 20 m ³ shall be provided, 10 Nos. of recharge bore wells shall be provided .	130m ³ rainwater harvesting tank is considered and consideration will be given to providing recharge bore wells	Revised as Plot size is reduced
Storm Water Drainage	Quantity : 1735 l/s	Peak rainfall of 981 l/s is considered at a peak intensity of 125mm/hr	Revised as Plot size is reduced
Size of SWD	900 mm wide	550mm wide x 900mm high or 400Ø at a discharge velocity of 2m/s	Revised as Plot size is reduced

Parking Provided	4 Wheelers: 1,400 Nos. Parking area: 82,812.00 sq. m.	4 Wheelers: 1,127 Nos. Parking Area : 52,237.90 sq. m.	Reduced as per New Norms
Water Requirement	Total: 1366 m ³ /day	426 m ³ /day	Reduced as Less BUA
Wastewater generation and disposal	819 m ³ /day	321m ³ /day	Reduced as Less BUA
STP Capacity	866 m ³ /day	350 m ³ /day	Reduced as per New Design
STP Technology	SAFF	Moving Bed Bio-Film Reactor (MBBR) technology	Better Technology
Total Solid waste (Dry and Wet Waste)	Dry waste: 2120 kg/day Wet waste: 2119 kg/day	Dry waste: 788.2 kg/day Wet waste: 1576.4 kg/day	Reduced as per New Design
Solid Waste Disposal	Wet garbage will be treated in an Organic waste converter (OWC) and the dry garbage will be disposed off to municipal garbage collection	Wet garbage will be treated in an Organic waste converter (OWC) and the dry garbage will be disposed off to municipal garbage collection	No Change
STP Sludge(Dry Sludge)	121 Kg/day	64 kg/day	Reduced as per New Design
Disposal	Dried sludge from STP will be used as manure	Dried sludge from STP will be used as manure	Reduced as per New Design
Power Requirement	Total power requirement: 15555 KVA	Total power requirement: 10.8 MVA	Changed as per New Design

	DG Sets	6 X 2000 KVA	2No 1.0MVA Generators	Changed as per New Design
	EMP Cost	Capital Cost(INR): 190 Lakhs O & M Cost (INR): 19Lakhs	Capital Cost (INR): 250 Lakhs O & M Cost(INR) : 24 Lakhs	Increased as per Present Cost

Terms and conditions stipulated in even number environment clearance letter dated 18th September, 2009 remains the same.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

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

(EC uploaded on 17/11/2015)

Government of Maharashtra

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 4th December, 2014

To,
M/s. Neptune Realtors Pvt. Ltd.
At Kamani, Kurla (W),
Mumbai

**Subject: Extension in Environment clearance for Neptune's Evaluation project at
Kamani, Kurla (W), Mumbai by M/s. Neptune Realtors Pvt. Ltd**

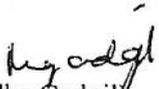
Reference- Even number environment clearance letter dated 18th September, 2009.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEIAA & granted EC vide letter dated 18th September, 2009. The revalidation proposal in the EC letter was considered in the 74th SEIAA meeting. It was noted that, the earlier EC was issued under EIA Notification, 2006. As the Project Proponent had applied within validity period, SEIAA decided to extend the EC for further period of 5 years subject to condition that, this would be the last extension granted to the project.

Terms and conditions stipulated in even number environment clearance letter dated 18th September, 2009 remains the same.


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

Copy to:

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

(EC uploaded on 5/12/14)

Government of Maharashtra

No. 21-250/2008-IA.III
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Dated: 18th September, 2009

To,
 M/s. Neptune Realtors Pvt. Ltd.
 Neptune house, Karma Stambh, Opp. MTNL office,
 LBS road, Vikhroli (w), Mumbai - 400 083

Subject: - Proposed project- Neptune Evolution -at Kurla, Mumbai by M/s: Neptune Realtors Pvt. Ltd -Environmental clearance regarding.

Sir,

This has reference to your communication letter dated 21st April, 2008 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee (Maharashtra) in its 2nd, 4th, 7th, 12th & 13th meetings. SEAC in its 13th meeting recommended your proposal for prior Environment Clearance to State Level Environment Impact Assessment Authority (SEIAA) subject to submission of additional information on the points raised by SEAC. Subsequent information submitted by you, vide even number letter dated 1st September, 2009 has been considered by State Level Environment Impact Assessment Authority in its 13th meeting held on 4th September, 2009.

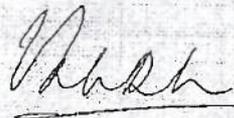
2. It is noted that the proposal is for grant of environmental clearance for proposed project- Neptune Evolution -at Kurla, Mumbai by M/s. Neptune Realtors Pvt. Ltd.

Project information from documents submitted by you & considered by SEAC & SEIAA is summarized as below-

Name of the Project	: Neptune's Evolution
Project Proponent	: M/s. Neptune Realtors Pvt. Ltd.
Location of the project	: C.T.S. No. 109A, 109A/1 to 109A/21A, 110, 110/1 to 13 & 111 at Karnani, Kurla (west), Mumbai
Type of Project	: Construction Project 8(b)
Total Plot Area	: 66539.10 m ²
Total built up area	: 1,14706.92m ²
No. of Buildings	: 4 buildings
Estimated cost of the project	: Rs. 438.00 Crores

Water Requirement: 1366 m³/day, Source : MCGM

Wastewater generation and disposal: Total Domestic Sewage of about 819 m³ per day shall be generated and disposed off in BMC Sewerage through closed pipelines. The Capacity of Sewage Treatment Plant is 866 m³ per day


 -1-

Solid Waste Generation:

Construction Phase:

Debris includes concrete waste, broken bricks, metallic scrap, which will be disposed off through vendors. Excavated soil: 450177 m³ will be used for land leveling whereas the topsoil layer will be used as green belt development. This material shall be used for backfilling and leveling raises the plinth height from ground/road gradient etc.

Operation Phase:

Wet quantity: - 2119Kg/day

Dry quantity: - 2120 kg/day;

Disposal: Wet garbage will be treated in an Organic Waste Converter (OWC) and the dry garbage will be disposed off to municipal garbage collection.

STP Sludge (Dry sludge): Quantity: - 121 Kg/day

Disposal: - Dried sludge from STP will be used as manure

Green Belt Development: Total RG area 18,583.00 m² & 929 nos. of trees will be planted.

Rain water Harvesting: Holding tank of 20 m³ shall be provided, 10 nos. of recharge Boer wells shall be provided.

Storm water Drainage: Quantity of storm water: 1735l/s
Size of SWD: 900 mm wide.

Traffic Management: Parking area: 82,812m² parking will be provided for 1400 vehicles.

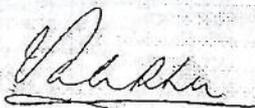
Energy:

During Construction Phase: Total power requirement will be 2250 KVA;
DG set of 2 x 70 KVA will be provided as emergency back up.

During operation Phase: Total power requirement will be 15555 KVA;
DG set of 6 x 2000 KVA will be provided as emergency back up

Energy Conservation Measures:

- Energy efficient fluorescent tube lights & CFL lamps which give approx. 30 % more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs.
- All fluorescent light fixtures will be specified to incorporate electronic chokes, which have less watt-loss, compared to electromagnetic chokes and result in superior operating power factor. Electronic chokes also improve the life of the fluorescent lamps.
- The UPS will be specified with high input power factor (close to unity) so that input KVA is restricted.
- UPS system is proposed with harmonic distortion restricted to less than 5 % compared to far greater than 10% in many conventional UPS systems.
- Bus bars in all distribution panels are specified as copper bus-bars to reduce losses and improve reliability.
- Copper conductor cables will be specified for sizes of 16 sq. m. and below, this will reduce losses and improve reliability.
- All cables shall be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.
- Variable frequency drives will be incorporated on motor feeders, which will save considerable energy.
- Power factor of the complete electrical system will be maintained close to unity. This will reduce electrical power distribution losses in the installation.

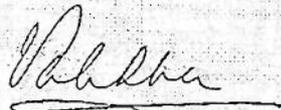


- An APFC relay based on thirster switching will be proposed to effect the power factor correction/improvement within a few cycles of deviations from the setting and also to reduce inrush currents.
- Solar operated pole lights shall be proposed to power pathway lights at some strategic locations.
- Presence sensors and day light sensors will be provided where ever feasible. General lighting of common spaces will be planned to provide the following illumination levels. General lighting shall be through energy efficient fluorescent lamps and illumination levels shall be generally in line with National Building Code.
- 5% of common area / Staircase/basement parking corridor lights shall be designated as emergency lights and shall be connected to individual inverters for uninterrupted illumination.

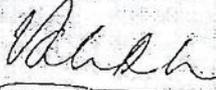
Environmental Management Plan: EMP capital cost will be Rs. 190.00 lakhs & Rs. 19 lakhs will be O & M recurring cost

3. The proposal has been considered by SEIAA in its 13th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted in the Environment department before start of any construction work at the site.
- (iii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iv) A First Aid Room will be provided in the project both during construction and operation of the project.
- (v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
- (vi) 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.
- (vii) All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.
- (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) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (x) 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.



- (xi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xiii) 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.
- (xiv) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xvi) 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.
- (xvii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xviii) Ready mixed concrete must be used in building construction.
- (xix) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xx) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxi) Water demand during construction should be reduced by use of pre mixed concrete, curing agents and other best practices referred.
- (xxii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxiii) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiv) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxv) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxvi) The Project proponent agreed for written commitment for handing over O & M of Environment Management Plan including STP after completion of the project and will provide corpus for at least 5 years while handing over to the society.
- (xxvii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.



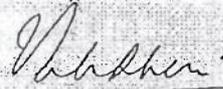
- (xxviii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxix) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxx) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxxi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxiii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxiv) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxv) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxvi) 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.
- (xxxvii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxviii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxix) 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.
- (xl) 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.
- (xli) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlii) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xliii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

[Handwritten Signature]

- (xliv) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (xlv) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvi) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlvii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envis.maharashtra.gov.in>.
- (xlvi) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (xlix) 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.
- (i) 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 sectoral 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.
- (ii) 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.
- (iii) 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.
- (iii) The environmental clearance is being issued without prejudice to the 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 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.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance



5. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
6. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
9. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
10. 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.


(Valsar Nair Singh)
Secretary, Environment
Department & MS, SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.

8. Commissioner, BrihanMumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex,
Lodhi Road, New Delhi-110003.
10. Director(TC-1), Dy Secretary(TC-2), Scientist-1, Environment department
11. Select file (TC-3).

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000207138/CO/2408001224

Date: 13/08/2024

To,
M/s. Bellissimo In City FC Mumbai 1
Private Limited, CTS no. 110A, 110B, 110C
at Kamani, Kurla (W), Mumbai.



Sub: Consent to 1st Operate (Part-I) for Commercial Construction Project.

- Ref:
1. Application submitted by SRO-Mumbai-II
 2. Minutes of 4th CC meeting dtd-14.06.2024
 3. SCN for refusal of Consent dtd-24.06.2024.
 4. Minutes of 7th CC meeting dtd-26.07.2024.

Your application NO. MPCB-CONSENT-0000207138

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

1. **Consent to 1st Operate (Part-I) is valid upto-30.06.2029.**
2. **The capital investment of the project is Rs.51.92 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Commercial Construction Project named as M/s. Bellissimo In City FC Mumbai 1 Private Limited, CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai on Total Plot Area of 65780.90 Sq.Mtrs for construction BUA of 8,312.26 Sq.Mtrs (Obtained Consent to Establish for BUA-44976.35 Sq.mtrs)out of Total Construction BUA of 173557.69 Sq.Mtrs as per EC granted dated-08.08.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance-dtd-08.08.2023	65780.90	173557.69
2	Consent to Establish dtd-13.09.2023	65780.90	44976.35

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

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	25	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG set-630 KVA	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable waste	98 Kg/Day	OWC	use as manure.
2	Non Biodegradable waste	64 Kg/Day	Segregation	Sent to authorized recycler.
3	STP sludge	2 Kg/Day	Drying	Use as Manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
			NA		

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. Project Proponent shall Operate Organic waste digester with composting facility or biodigester with composting facility.

13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The Project Proponent shall comply with the Environmental Clearance obtained dtd-08.08.2023 for construction project having having Plot area-65780.90 Sq.mtrs and BUA-173557.69 Sq.mtrs. as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	500000.00	MPCB-DR-26234	02/05/2024	NEFT
2	64439.00	MPCB-DR-28007	18/07/2024	NEFT

Paid Penal fees of Rs.64439.00 towards violation (12 % interest towards late submission of B.G.)

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR technology based Sewage Treatment Plants (STPs) of combined capacity **65 CMD for treatment of domestic effluent of 25 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	33.00
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.	Grandening/Other consumption	

- 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 provided the Air pollution control (APC) system and erected 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-630 KVA	Acoustic Enclosure	5.00	Diesel 158 Kg/Hr	1	SO ₂	75.82 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 Operate	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition	30.06.2029	31.12.2029

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

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

- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000213556/CE/2411001433

Date: 24/11/2024

To,
M/s. Bellissimo In City FC Mumbai 1
Private Limited & CA to Owner M/s.PRL
Agastya Pvt.Ltd at CTS no. 110A, 110B,
110C at Kamani, Kurla (W), Mumbai.



Sub: Consent to Establish for Expansion for Proposed Commercial Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 10th CC meeting dtd-24.10.2024.

Your application NO. MPCB-CONSENT-0000213556

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. **Consent to Establish is valid upto Commissioning of the unit or 13.09.2028 whichever is earlier.**
2. **The capital investment of the project is Rs.4.29 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Commercial Construction Project named as M/s. Bellissimo In City FC Mumbai 1 Private Limited & CA to Owner M/s.PRL Agastya Pvt.Ltd at CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai on Total Plot Area of 65780.90 Sq.Mtrs for construction BUA of 43688.34 Sq.mtrs, (Earlier balance BUA-36664.09 Sq.mtrs + Expansion of 7024.25 Sq.mtrs) (Earlier obtained CtoE by new developer of BUA-44976.35 Sq.mtrs and out of which obtained consent to operate with BUA-8312.26 Sq.mtrs & Balance BUA of 36664.09 Sq.mtrs) , ((in applied expansion old balance area is 4362.16 Sq.mtrs of earlier builder and additional 2662.09 Sq.mtrs, totaling to 7024.25 Sq.mtrs) including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-05.11.2015	35890.73	139744.12
2	Environmental Clearance dtd-08.08.2023	65780.90	173557.69
3	Consent to Operate-dtd-22.07.2019	65780.90	124219.18
4	Consent to establish on 13.09.2023	65780.90	44976.35
5	Consent to Operate-dtd-13.08.2024	65780.90	8312.26
6	Renewal of Consent issued-dtd-14.11.2024	65780.90	124219.18

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	89.9	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG Set- 1250 KVA	2	As per Schedule -II
S-3	DG Set- 750 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	258 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	387.5 Kg/Day	Segregation	Segregate & handed over to authorized vendor
3	STP sludge	2.117 Kg/Day	drying	Use 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
NA					

8. The 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 authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

14. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance & not exceed the BUA of earlier issued E.C-dtd-08.08.2023.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
16. This consent is issued with overriding effect to earlier issued Consent to Establish having UAN-166765, issued dtd-13.09.2023.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	15000.00	MPCB-DR-27573	02/07/2024	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to extend the B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Condition.
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 Technology based Sewage Treatment Plants (STPs) of combined capacity **300 CMD for treatment of domestic effluent of 89.9 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	101.50
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.	Grandening/Other consumption	0

- 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 to S-2	DG Set-1250 KVA	Acoustic Enclosure	5.00	Diesel 202.14 Kg/Hr	1	SO ₂	97.05 Kg/Day
S-3	DG Set -750 KVA	Acoustic Enclosure	5.00	Diesel 336.14 Kg/Hr	1	SO ₂	161.34 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- 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 (expansion)	10.0 Lakhs	Extend the existing	Towards compliance of consent condition.	Consent to Establish is valid upto Commissioning of the unit or 13.09.2028 whichever is earlier.	Consent to Establish is valid upto Commissioning of the unit or 13.09.2028 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.



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/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000166765/CE/2309001055

Date: 13/09/2023

To,
M/s. Bellissimo In City FC Mumbai 1
Private Limited, CTS no. 110A, 110B, 110C
at Kamani, Kurla (W), Mumbai.



Sub: Consent to Establish for Proposed Commercial Building Construction Project.

- Ref:
1. Application submitted by SRO-Mumbai-II
 2. Minutes of 12th CC meeting dtd-02.08.2023.

Your application NO. MPCB-CONSENT-0000166765

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.136.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Commercial Building Construction Project named as M/s. Bellissimo In City FC Mumbai 1 Private Limited, CTS no. 110A, 110B, 110C at Kamani, Kurla (W), Mumbai on Total Plot Area of 65780.90 Sq.Mtrs for construction BUA of 44976.35 Sq.Mtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	N.A.	N.A.
2.	Domestic effluent	88.8	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG set-1250 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	253 Kg/Day	OWC	use as manure.
2	Non Biodegradable waste	380 Kg/Day	Segregation	Sent to authorized recycler.
3	STP sludge	2 Kg/Day	Drying	Use 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
NA					

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

17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
18. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	272000.00	MPCB-DR-18352	06/04/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the B.G. of Rs.10.0 Lakhs towards the compliance of consent condition and obtaining E.C.
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 technology based Sewage Treatment Plants (STPs) of combined capacity **98 CMD for treatment of domestic effluent of 88.8 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	100.50
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 to S-2	DG SET-1250 KVA	Acoustic Enclosure	5.00	Diesel 336 Kg/Hr	1	SO ₂	161.28 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	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition	Commissioning of unit or 5 Years whichever earlier	Commissioning of unit or 5 Years whichever earlier

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

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.

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Consent Order No. Format 1.0/BO/CAC-Cell/UAN No. 0000057285/CO(Part-I)/10th CAC- 1907000803
Date-22/07/2019

To,

M/s PRL Agastya Private Ltd.,
CTS No. 110-A, 110B and 110 C (Old CTS Nos. 109A, 109A/1 to 20,
21A, 110, 110 /1 to 13, 111) of Village Kurla-II, Junction of Kale and LBS Marg,
Kamani, Kurla (W), Mumbai – 400 070.

Subject: Grant of Consent to 1st Operate (Part-I) for Commercial Complex in Red Category.

- Ref.: 1. Amended Environment Clearance No. SEIAA-2015/CR-250/TC-3 dtd. 05/11/2015.
2. Amended Consent to Establish No. BO/RO(P&P)/EIC No. MU-1043-08/E/CC-460 dtd. 15/12/2008.
3. Minutes of Consent Appraisal Committee meeting held on 29/01/2019.

Your application UAN No. 0000057285 Dated 26/09/2018

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous and Other Wastes (Management and 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 Operate (Part-I) is granted for period up to 30/09/2021.
2. The capital investment of the project is Rs. 500 Crs as per C.A. Certificate submitted by the project proponent.
3. The Consent to Operate (Part-I) is granted for Commercial Complex of M/s PRL Agastya Private Ltd. at plot bearing CTS No. 110-A, 110B and 110 C (Old CTS Nos. 109A, 109A/1 to 20, 21A, 110, 110 /1 to 13, 111) of Village Kurla-II, Junction of Kale and LBS Marg, Kamani, Kurla (W), Mumbai – 400 070 on total plot area 65,780.90 sq. mtrs. for construction BUA 1,24,219.18 sq. mtrs. out of total construction BUA 1,39,744.12 sq. mtrs. including utilities and services of project as per Environmental Clearance granted vide No. SEIAA-2015/CR-250/TC-3 dtd. 05/11/2015 and construction permission issued by the Local Body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	213	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	D.G. Sets (750, 2x1010 KVA)	3	As Per Schedule -II

6. Conditions under Solid Waste Management Rule, 2016:

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
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1	Biodegradable	391.76 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	587.64 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	2.13 Kg/D	---	Used as manure for gardening

7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste:

Sr.No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
1	Used/ Spent Oil	5.1	As actual	Ltrs./A	--	Sale to Auth. Party/ Recycler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall submit undertaking in Board's prescribed format within 15 days towards compliance of conditions of Environmental Clearance (EC) and Consent to Operate conditions.
12. Project Proponent shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/ building for which application for 1st Consent to Operate (Part) is made and that the same is included in the Environmental Clearance accorded.
13. Project Proponent shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
14. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line.
15. Project Proponent shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
16. Project Proponent shall obtain re-validation of Consent to Establish for remaining BUA within one month.
17. Project Proponent shall submit BG of Rs. 25 Lakhs towards O&M of pollution control system and compliance of Consent to Operate condition.
18. Project Proponent will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterwards handover the facility to the Society for its further operation in good and working conditions.

**For and on behalf of the
Maharashtra Pollution Control Board**


**(E. Ravendiran, IAS)
Member Secretary**

Received Consent fee of –

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 10,00,000/-	7613161	16/11/2018	Standard Chartered Bank
2	Rs. 20,00,000/-	5452560	18/07/2019	Standard Chartered Bank

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-II), M.P.C. Board.
- They are directed to ensure compliance of the Consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided STP of designed capacity 215 CMD with SBR Technology for the treatment of 213 CMD sewage.

B]The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual Chlorine	1ppm

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time.
- 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 an 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. The applicant shall consume water for various purposes as follows:

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	235.3
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.	For gardening	56.8



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
1	D.G. Set (750 KVA)	Acoustic Enclosure	4.5	HSD	70 Kg/Hr	1	34
2	D.G. Set (2 x 1010 KVA)	Acoustic Enclosure	6.0 (each)	HSD	170 Kg/Hr (each)	1	82 (each)

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 Particulate 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).



Maharashtra Pollution Control Board

Schedule-III

Details of Bank Guarantee

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to O (Part-I)	Rs. 25 Lakh	Within 15 days	Towards operate and maintain the pollution control system and compliance of Consent to Operate conditions	30/09/2021	Up to 31/01/2022

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.



Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.**

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