

Consent

From: Consent
Sent: Saturday, December 30, 2023 1:06 PM
To: 'sromumbai1@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for Proposed expansion in Redevelopment of Municipal Property situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai,D.C. Regulation by M/s.Safal Developers Pvt. L
Attachments: PMR_ SAFAL SAHANA_Apr,23 - Sept,23.pdf

To,
The SRO Mumbai - I,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for Proposed expansion in Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 on plot bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D.C. Regulation 33(7) by M/s. Safal Developers Pvt. Ltd.

Reference: Clearance letter no. SIA/MH/INFRA2/431529/2023 dtd. 27.09.2023.
Clearance letter no. SIA/MH/INFRA2/408565/2022 dtd. 11.04.2023.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,

M/s. SAFAL DEVELOPERS PRIVATE LIMITED

C.C. to: 1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai



Thanks & Regards

Dwirukti Poddar

M/s. Enviro Analysts and Engineers Private Limited.

**B-1003,Enviro House,10th floor.
Western Edge-II, W.E Highway.
Borivali(E),Mumbai-400066
Mobile No: 9322086202
Tel No:91-22 2854 1647/48/49/67/68
Email: consent@caepl.com / d.poddar@caepl.com
“File this email in an email folder and save a tree.”**

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To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: **Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for Proposed expansion in Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 on plot bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D.C. Regulation 33(7) by M/s. Safal Developers Pvt. Ltd.**

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Borivali(E), Mumbai-400066

Mobile No: 9322086202

Tel No: 91-22 2854 1647/48/49/67/68

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Subject: Present status of Project work for the period of April, 2023 – September, 2023.

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Authorized Signatory



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2. Environment Department, Mantralaya, Mumbai

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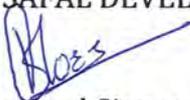
The present project status at site is as follows:

Building	Configuration	Status
Building no. 1 – Rehab (Amenity Building)	1 Basement + Ground + 23 rd floor	Not yet started
Building no. 2 – Rehab along with parking tower (Slum & Municipal tenants)	1 Basement + Ground + 36 th floor	Not yet started
Building no. 3 & 4 – Sale building – T1, T2 & T3	Ground + 38 th floor	Plinth work in progress
Building no. 5 – Sale building with community hall	T10 – 3 Basement + Ground + 35 th floor	Excavation in progress
Building no. 6 – Signet/MLCP	5 Basement + Ground + 10 Podium + Amenity floor	Not yet started

Thanking you,

Yours truly,
M/s. SAFAL DEVELOPERS PRIVATE LIMITED

Authorized Signatory



DATA SHEET

Developer
M/s. Safal Developers Pvt. Ltd.
Barracks No. T/57,
T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At
Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D.C. Regulation 33(7)

**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL
SAFEGUARDS**

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.
Monitoring Report

**PART - I
DATA SHEET**

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Building and Construction projects
2.	Name of the project	Redevelopment of Municipal property
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> File No.: SIA/MH/INFRA2/431529/2023 dated 27/09/2023
4.	Location	Barracks No. T/57, T/58, T/59 on plot bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D.C. Regulation 33 (7)
a.	District (s)	Mumbai
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/s. Safal Developers Pvt. Ltd. Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India. Toll free no: +91 22 6675 3911/6684 2500, Fax.: 6675 3914
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Email : enquiry@sahanagroup.com Website : www.sahanagroup.com
6.	Salient features	
a.	of the project	Total Plot Area: 26,329.97 sq.m FSI Area: 79,115.90 sq.m Non FSI Area: 69,814.26 sq.m Total Built - Up Area: 146305.55 sq.m

b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> 5 Nos. of Sewage Treatment Plant with total capacity of 593 KLD, will be provided for treating the wastewater.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting is being provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry wastes will be segregated/sale/Collection by local authority. • Wet wastes will be processed converted to manure by processing in Organic Waste Convertors. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Total Plot Area: 26,329.97 sq.m</p> <p>FSI Area: 79,115.90 sq.m</p> <p>Non FSI Area: 69,814.26 sq.m</p> <p>Total Built - Up Area: 146305.55 sq.m</p>
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
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)	
9.	Financial details	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 440 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Construction Phase: Capital Cost- 83 Lakhs O & M Cost – 76 Lakhs/Annum
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	---
f.	Actual expenditure incurred on the environmental management plans so far	---
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area required: 1,579.49 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.

12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	----
b.	Date of completion (Actual and/ of planned)	---
13.	Reasons for the delay if the project is yet to start	
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	09.05.2023; 29.09.2023
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<p>File No.: SIA/MH/INFRA2/431529/2023 dated 27/09/2023</p> <p>M/s. Safal Developers Pvt. Ltd.</p> <p>Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India. Toll free no: +91 22 6675 3911/6684 2500, Fax.: 6675 3914</p> <p>Email : enquiry@sahanagroup.com</p> <p>Website : www.sahanagroup.com</p>

COMPLIANCE REPORT

**Developer
M/s. Safal Developers Pvt. Ltd.
Barracks No. T/57,
T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion
Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai
400022, D.C. Regulation 33(7)**

COMPLIANCE REPORT

Specific Conditions:

A) SEAC Conditions -

I.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP has received Approval dtd. 31.05.2023; Approved FSI Area: 78,965.09 sqm. & Non-FSI Area: 69,965.09 sqm. summing to Total construction Area: 1,48,930.16 sqm
II.	PP to obtain certified compliance report of earlier EC dtd. 09.06.2022 from Regional office MoEFCC Nagpur	In the said condition, EC date is mentioned as 09.06.2022 however PP has obtained the initial EC on 11.04.2023. As per the OM - F. No. IA3-22/10/2022-IA.III [E 1772581 dated 08.06.2022, Self-certified six-monthly Compliance Report for the latest EC shall be sufficient if the project proponent applies for expansion within a period of six months from the grant of previous EC. If such application is submitted beyond the period of six months from the grant of EC, CCR shall be required for the latest EC. With reference to the above OM, currently CCR is not required.
III.	PP to submit architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.	PP stated that, the architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order is submitted.
IV.	PP to convert paved RG as unpaved RG on mother earth as per Hon'ble Supreme Court order regarding RG area.	PP stated, As instructed by SEAC II PP has obtained the revise approval for converting the paved RG into unpaved RG so as to meet the requirement of mandatory RG on mother Earth (unpaved) as per Hon. Supreme court Order.
V.	PP to relocate OWC of R-2 building & MLCP building which is proposed above UGT and STP respectively	PP have revised OWC location of R-2 building & MLCP building, revised layout for the same is attached.
VI.	PP to relocate Substation of T-10 building which is proposed above STP.	PP have revised the location of STP which was earlier below substation for T-10 building hence now we are able to maintain adequate distance between Substation & STP.
VII.	PP to relocate UGTs of proposed building to the 1st basement such that the top of the UGTs are flushed to the ground level	PP stated, The UGT. of R1, R2 & T10 are in 1st basement & the manhole opening is provided 1.5 m. below ground which is a serviceable area.

		Whereas the UGT of T1, T2, T3, & MLCP are in Basement 1 & Basement 2 the manhole opening is provided 1.5 m. below ground. The depth of the UGT is not going below 6 m. The section showing the same is attached herewith
VIII.	PP to submit revised fire tender movement plan showing 6 Mtr. clear driveway & 9 Mtr. turning radius around MLCP, T2 & T3 building.	PP noted the condition and agreeable to the same.

B) SEIAA Conditions -

1.	PP has provided mandatory RG area of 1579.49 sq.m on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Condition is noted.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area as well as allow effective fire tender movement	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Yes, the condition is noted and agreeable to the same.
5.	SEIAA after deliberation decided to grant EC for- FSI- 76491.29 m ² , Non-FSI-69814 m ² , Total BUA - 146305.55 m ² . (Plan approval - CHE/CITY/1200/FN/302 dated 11.05.2023) (FSI restricted as per approval and non FSI as per appraisal).	Yes, the condition is noted and agreeable to the same. EC for FSI- 76491.29 m ² , Non-FSI-69814 m ² , Total BUA - 146305.55 m ² .

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.
----	---	--

		<p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
2.	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.	All construction waste gets collected and segregated properly. Most of that will be reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
4.	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.	<p>Adequate drinking water facility will be provided for the workers at the site during construction phase.</p> <p>Toilets will be provided for construction workers.</p> <p>Bins will be provided to dispose the municipal solid waste generated from labour camps.</p>
5.	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 will be reused 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.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete will be used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There will be no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project.

8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP will not be drawing any water from ground. PP are using only Tanker water for construction.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil shall be used for landscaping.
12.	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.	The cut & fill will be minimum to the extent possible. The cut & fill will be accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	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.	Soil testing is being carried out and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is noted.
15.	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.	DG set specifications proposed are as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.

17.	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.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	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.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report are enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
19.	Diesel power generating sets proposed as sources of backup 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 GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> D.G. sets for 400 kVA X 1,630 kVA X 3, 350 kVA X 1, 750 kVA X 1 will be provided as back up for the said buildings. D.G. sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.

	sites for land filling after recovering recyclable material.	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.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	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 / reused 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.	STP with a total of 593 KLD capacity has been proposed for operational buildings. Construction and installation of STP shall be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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 in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed	<ul style="list-style-type: none"> This effect would be prominent during construction as well as operation phase. The

	<p>project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>	<p>probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”.</p> <ul style="list-style-type: none"> • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.
7.	<p>PP to provide adequate electric charging points for electric vehicles (EVs.)</p>	<p>Condition is Noted.</p>
8.	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.</p>	<ul style="list-style-type: none"> • The green area proposed is RG area provided -1,618.07 sq.m. Accordingly, same will be provide as per approved plan. A total number of 377 trees will be planted while 271 nos. of trees are existing. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	<p>A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.</p>	<p>Separate environment management cell with qualified staff is formed and implementing the same.</p>
10.	<p>Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These costs shall be included as part of the project cost. The funds earmarked for the</p>	<p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>EMP Cost:</p> <p>a) Construction Phase</p>

	environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	<ul style="list-style-type: none"> • Capital Cost: Rs. 83 Lakhs • O & M Cost: Rs. 76 Lakhs b) Operation Phase <ul style="list-style-type: none"> • Capital Cost : Rs. 1594 Lakhs • O & M Cost : Rs. 137Lakhs
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The advertisement is published in Marathi and English language local newspapers. Also, the advertisement is displayed on our company's website.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP is herewith regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	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.	Yes, PP noted the condition & agreeable to the same.
14.	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 mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters,	Regular monitoring is herewith carried out and the results of the same are submitted to concern authority along with the report.

	indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
--	---	--

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted by PP.
2.	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 t Department before start of any construction work at the site.	Condition is noted by PP.
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP is herewith submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st 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.	Yes, PP noted the condition & agreeable to the same.
6.	No further Expansion or modifications, other than mentioned in EIA notification 2006 and its amendments, shall be carried out without prior	Yes, PP noted the condition & agreeable to the same.

	approval of 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 SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any	
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Yes, PP noted the condition & agreeable to the same.
7.	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 doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from 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.	Condition is noted & agreeable to the same.
9.	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.	Yes, PP noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.

11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.	Yes, PP noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, PP noted the condition & agreeable to the same.

**HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT**

OF

“Safal Sahana”

Building and Construction projects

For

April,2023 – September, 2023

Developer

M/s. Safal Developers Pvt. Ltd.

Barracks No. T/57,

**T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division,
Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D.C.**

Regulation 33(7)

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Ambient Air Quality Monitoring Report

Report No – EAEPL/A/05/23/00707A		Report Date – 17.05.2023	
Name of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
Site Address	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/05/23/00707A (Near Main Gate)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	09.05.2023	Date of Receipt	10.05.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	10.05.2023 to 17.05.2023		
Report for the month	May, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
33.0	62.0	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	82.18	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2017
R.S.P.M (PM _{2.5}) (µg/m ³)	36.24	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	24.57	80 µg/m ³	IS 5182 Part 2 (2001) Reaffirmed 2017
NO _x (µg/m ³)	27.89	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2017

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,


 Authorized Signatory
 (Neeta Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No. - EAEPL/W/05/23/00707B		Report Date – 17.05.2023	
Name and Address of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/05/23/00707B (Near Centreside of site)	Sample quantity and packing	2 L* 1 No. PVC Can
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	09.05.2023	Date of Receipt	10.05.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	10.05.2023 to 17.05.2023		
Report for the month	May, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.65	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	278.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	<1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Alkalinity	mg / l	88.83	IS 3025 (Part 23) (1986) Reaffirmed 2019
Total Hardness	mg / l	182.98	IS 3025 (Part 21) (2009) Reaffirmed 2019
Chlorides as Cl	mg / l	56.78	IS 3025 (Part 32) (1988) Reaffirmed 2019
Residual Chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Calcium	mg / l	60.12	IS 3025 (Part 40) (1991) Reaffirmed 2019
Sulphate	mg / l	35.26	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ , B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F, D (23 rd Edition)
Heavy Metals:			
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Neera Pawar)



Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No. - EAEPL/W/05/23/00707B		Report Date – 17.05.2023	
Name and Address of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai – 400022.		
Nature and Description	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/05/23/00707B (Near Centreside of site)	Sample quantity and packing	250ml * 1 No. St. PP. Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	09.05.2023	Date of Receipt	10.05.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	10.05.2023 to 17.05.2023		
Report for the month	May, 2023		

Discipline: Biological

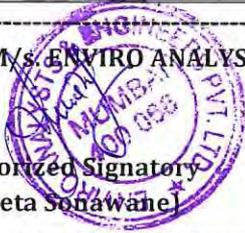
Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	23	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Shweta Sonawane)



Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Soil Sample Analysis Report

Report No. - EAEPL/S/05/23/00707C		Report Date - 17.05.2023	
Name of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
Site Address	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/05/23/00707C (Centreside of Site)	Sample quantity and	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	09.05.2023	Date of Receipt	10.05.2023
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	10.05.2023 to 17.05.2023		
Report for the month	May, 2023		

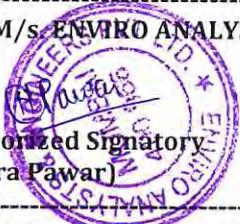
Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.48	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	μS/cm	316.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	14.63	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	34.81	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	859.63	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	1.84	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	101.57	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2031.72	EPA 9080
Magnesium	mg/kg	133.11	EPA 9080
Available Phosphorus	mg/kg	1.26	EAEPL/LAB/SOP/SOIL/11
Sulphate	mg/kg	42.08	IS 2720 (Part 27) 1977 (Reaffirmed 2020)
Sodium	mg/kg	1863.24	EPA 3050B
Potassium (K)	mg/kg	653.06	EPA 3050B
Heavy Metals:			
Copper	mg/kg	132.18	EPA 3050B
Iron	mg/kg	58807.21	EPA 3050B
Lead	mg/kg	3.65	EPA 3050B
Zinc	mg/kg	54.38	EPA 3050B

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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Mumbai (HO) | Nagpur | Pune | Nashik | Tarapur | Mira Road (Lab) | Thane

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/05/23/00707D		Report Date -17.05.2023	
Name and Address of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated At Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description of Sample	Noise	Sample Collected by	Laboratory
Sampling locations and Sample Code	EAEPL/N/05/23/00707D	Sample quantity and packing	Not Applicable
Date of Sampling	09.05.2023	Date of Receipt of Sample	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	May, 2023		

Discipline: Chemical

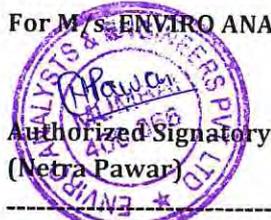
Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate	dB(A)Leq.	54.8	44.8	55	45
Near Centre side	dB(A)Leq.	54.2	44.6	55	45
Near Site Office	dB(A)Leq.	54.7	44.7	55	45
Back Side of Site	dB(A)Leq.	54.1	43.5	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations

End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
(Netra Pawar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Ambient Air Quality Monitoring Report

Report No – EAEPL/A/09/23/01536		Report Date – 07.10.2023	
ULR Number: TC1118923000001254F			
Name of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
Site Address	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/09/23/01536 (Near Site Office)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	29.09.2023	Date of Receipt	30.09.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	30.09.2023 to 03.10.2023		
Report for the month	September, 2023		

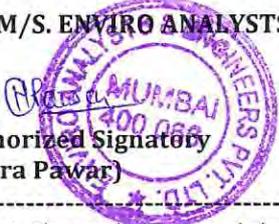
Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
30.0	55.0	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	84.56	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
R.S.P.M (PM _{2.5}) (µg/m ³)	39.99	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	22.54	80 µg/m ³	IS 5182 (Part 2) Sec 1:2023
NO ₂ (µg/m ³)	24.53	80 µg/m ³	IS 5182 (Part 6) 2006 Reaffirmed 2022

-----End-----

For M/S. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,



Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No. - EAEPL/W/09/23/01537		Report Date – 07.10.2023	
ULR Number: TC1118923000001255F			
Name and Address of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/23/01537 (Near Labour Camp of Site)	Sample quantity and packing	2 L* 1 No. PVC Can
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	29.09.2023	Date of Receipt	30.09.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	30.09.2023 to 09.10.2023		
Report for the month	September, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	6.89	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	68.00	IS 3025 (Part 16) 2023
Turbidity	NTU	<1.00	IS 3025 (Part 10) 2023
Alkalinity	mg / l	9.65	IS 3025 (Part 23) 2023
Total Hardness	mg / l	38.31	IS 3025 (Part 21) (2009) Reaffirmed 2019
Chlorides as Cl	mg / l	12.34	IS 3025 (Part 32) (1988) Reaffirmed 2019
Residual Chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Calcium	mg / l	8.82	IS 3025 (Part 40) (1991) Reaffirmed 2019
Sulphate	mg / l	5.44	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ , B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F, D (23 rd Edition)
Heavy Metals:			
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

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Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

Water Sample Analysis Report

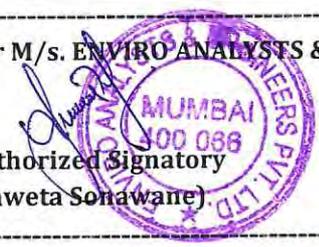
Report No. - EAEPL/W/09/23/01537		Report Date – 07.10.2023	
ULR Number: TC1118923000001255F			
Name and Address of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/23/01537 (Near Labour Camp of Site)	Sample quantity and packing	250ml * 1 No. St. PP. Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	29.09.2023	Date of Receipt	30.09.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	03.10.2023 to 05.10.2023		
Report for the month	September, 2023		

Discipline: Biological
Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shweta Sonawane)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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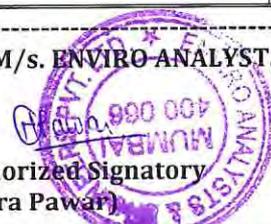
Soil Sample Analysis Report

Report No. - EAEPL/S/09/23/01538		Report Date - 07.10.2023	
ULR Number: TC1118923000001256F			
Name of Customer	M/s. Safal Developers Pvt. Ltd.	Reference – Work order No. 7000194773 dated 01.05.2023	
Site Address	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/09/23/01538 (Near Centreside of Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	29.09.2023	Date of Receipt	30.09.2023
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	30.09.2023 to 07.10.2023		
Report for the month	September, 2023		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	6.96	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	1065.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	27.58	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.02	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	756.39	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	2.47	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	114.26	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2361.00	EPA 9080
Magnesium	mg/kg	297.69	EPA 9080
Available Phosphorus	mg/kg	1.82	EAEPL/LAB/SOP/SOIL/11
Sulphate	mg/kg	30.65	IS 2720 (Part 27) 1977 (Reaffirmed 2020)
Sodium	mg/kg	684.49	EPA 3050B
Potassium (K)	mg/kg	2017.44	EPA 3050B
Heavy Metals:			
Copper	mg/kg	108.80	EPA 3050B
Iron	mg/kg	73528.35	EPA 3050B
Lead	mg/kg	1.44	EPA 3050B
Zinc	mg/kg	59.08	EPA 3050B

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


Authorized Signatory
(Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).

Mumbai (HQ) is not to be reproduced except in full, without written approval of the laboratory, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/09/23/01539		Report Date -07.10.2023	
ULR Number: TC1118923000001257F			
Name and Address of Customer	M/s. Safal Developers Pvt. Ltd.		Reference – Work order No. 7000194773 dated 01.05.2023
	Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai - 400022		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/09/23/01539	Sample quantity and packing	Not Applicable
Date of Sampling	29.09.2023	Date of Receipt of Sample	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	September, 2023		

Discipline: Chemical

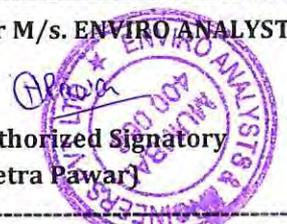
Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A)Leq.	54.7	44.9	55	45
Near Gate # 1 of Site	dB(A)Leq.	54.9	42.9	55	45
Near Site Office Area	dB(A)Leq.	53.9	43.6	55	45
Near Labour Camp of Site	dB(A)Leq.	53.7	40.5	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations

End

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Netra Pawar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.



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

To,

The owner

SAFAL DEVELOPERS PRIVATE LIMITED

54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri
West, Mumbai - 400058. -400058

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/INFRA2/431529/2023 dated 31 May 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH157454 |
| 2. File No. | SIA/MH/INFRA2/431529/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed expansion in Redevelopment of
Municipal Property known as Barracks
No. T/57, T/58, T/59 on plot bearing S.C
No.6 (Pt) Of F/North Ward, Sion Division,
situated at Vishramwadi, Bhaudaji Rd.
Sion Mumbai 400022, D.C. Regulation 33
(7) by M/s. Safal Developers Pvt. Ltd. |
| 7. Name of Company/Organization | SAFAL DEVELOPERS 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: 27/09/2023

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

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

This is a computer generated cover page.

PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/431529/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Safal Developers Pvt Ltd.,
S.C No.6 (Pt) Of F/North Ward,
Sion Division, Vishramwadi,
Bhaudaji Rd. Sion, Mumbai.

Subject : Environmental Clearance for proposed expansion in Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 on plot bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, situated at Vishramwadi, Bhaudaji Rd. Sion, Mumbai by M/s. Safal Developers Pvt Ltd.

Reference : Application no. SIA/MH/INFRA2/431529/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 207th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 265th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th August, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/431529/2023	
2	Name of Project	Proposed Expansion in Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 on Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai 400022, D. C. Regulation 33(7) By M/s. Safal Developers Pvt. Ltd.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vijay More
		Regd. Office address	54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri West, Mumbai - 4000058
		Contact number	9969033491
		e-mail	Compliance@Sahanagroup.com
6	Consultant	Name M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	Brownfield Project	

8	Location of the project		Municipal Property is known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion.				
9	Latitude and Longitude		Latitude - 19°13'24.96"N, Longitude - 72°52'5.15"E				
10	Plot Area (Sq.m.)		26329.97 sq.m				
11	Deductions (Sq.m.)		16497.65 sq.m				
12	Net Plot area (Sq.m.)		9832.32 sq.m				
13	Ground coverage (m ²) & %		6,652.09 sq.m (67.65%)				
14	FSI Area (Sq.m.)		79,115.90 sq.m				
15	Non-FSI (Sq.m.)		69,814.26 sq.m				
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)		1,48,930.13 sq.m				
17	TBUA (m2) approved by Planning Authority till date.		Concession plan received file no. CHE/CITY/1200/F/N/302 dtd. 11.05.2023 For FSI Area: 76,491.29 sqm. Non-FSI Area: 72438.87 sqm. & Total Construction Area: 1,48,930.16 sqm.				
18	Earlier EC details with Total Construction area, if any.		Total Construction Area is 1,35,577.80 sq.m as per EC Received SIA/MH/INFRA2/408565/2023 Dated 11.04.2023				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)		--				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Amenity Building no. 1	Ground + 19(pt.) Floors.	64.35 m	Building No.1 Rehab-1 (R1) (Amenity Building)	1 Basement + Ground + 23rd floor	70 m	
Sale Building 2 & 3	3 Basements + Ground + 5 Podium Levels + 6th to 18th floor + Service floor + fire check floor + 19th to 40th + Service floor & fire check floor + 41st to 50th Residential Floors + Terrace Floor.	172.95 m	Building No.2: Rehab-2 (R2) – along with parking tower (Slum & Municipal tenants)	1 Basement + Ground + 36th floor	108.15 m	Revision in Layout & Bldg. plans	

	Municipal Tenant Building no. 4	Ground floor + 20th floor + Service floor & fire check floor + 21st floor to 26th Floors.	88.60 m	Building No.3 & 4: Sale building - T1, T2 & T3.	Ground + 38th floor	119.90 m
	Slum Building no. 5	Ground + 8th (Pt).	27.60 m	Building No.5: Sale building with community hall	T10 - 3 Basement + Ground + 35th floor	119.40 m
	Parking Tower	Stilt + 21 level.	52.90 m	Building No.6 Signet/MLCP	5 Basement + Gr.+ 10 Podium + Amenity floor	37.10
21	No. of Tenements & Shops			Residential: 758 nos. Commercial: 37 nos.		
22	Total Population			Residential: 4,055 nos. Commercial: 157 nos. Others: 2360 nos. Total: 6,572 nos.		
23	Total Water Requirements CMD			Domestic: 402 KLD Flushing: 219 KLD Landscape: 22 KLD Total Water Requirement: 643 KLD		
24	Under Ground Tank (UGT) location			Basement level 1 for Building no. 1 (R1) Basement level 1 for Building no. 2 (R2) Basement level 1 & 2 for Building no. 3 & 4 (T1, T2 & T3) Basement level 1 & 2 for Building no. 5 (T10)		
25	Source of water			MCGM		
26	STP Capacity & Technology			5 STPs of a Total Capacity of 593 KLD (283 KLD, 55 KLD, 95KLD, 102 KLD, & 58 KLD), MBBR Technology		
27	STP Location			95 KLD STP for R1 is in the basement level 1 & open to the sky at ground level. 102 KLD STP for R2 in Basement level 1 & open to the sky at ground level. 283 KLD STP for T1, T2 & T3 in Basement level 1 & open to the sky at ground level. 58 KLD STP for T10 in Basement level 1 & open to the sky at ground level. 55 KLD STP for MLCP & Amenity in Basement level 1 & open to the sky at ground level.		
28	Sewage Generation CMD & % of sewage discharge in the sewer line			541 KLD &, 35% of excess treated water to sewer line		

29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/disposal	
		Dry waste	10 kg/day		Will be handed over to a recycler	
		Wet waste	15 kg/day		Handed over to Municipal waste collector	
		Construction waste	Topsoil	1475	Cum	Being used for landscaping
			Excavated Debris quantity	122842	Cum	We will reuse the 5000 cum quantity in internal plot & road development and for Remaining quantity SWM NoC will be obtained. SWM NOC for the quantity of 20,545.80 cum is already obtained.
			Empty cement bags	89360	nos.	To be handed over to local recyclers
			Steel	15	MT	To be handed over to local recyclers
			Aggregates	60	MT	To be used as a layer for internal roads and building boundary walls.
			Broken Tiles	1980	sq.m	Waste tiles to be used as china mosaic for terraces.
Empty Paint Cans (20 litre/can)	2235		nos.	To be handed over to the recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment/disposal	
		Dry waste	1071 kg/day		Will be handed over to a recycler	
		Wet waste	1607 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 6 OWC of Capacity's - 4 x 200 Kg/day, 2 x 100 Kg/day, 1 x 320 Kg/day.	
		E-Waste	4544 kg/yr		Will be collected and sent to MPCB-authorized recyclers.	

		STP Sludge (dry)	27 kg/day	Dry sewage sludge will be used as manure for gardening.						
31	R.G. Area in sq.m.	RG required – 1579.49 sq.m (10%) Non - paved RG on mother earth – 877.01 sq. m. Paved RG on Mother earth – 741.06 sq. m. Total R.G. provided – 1618.07 sq.m Existing trees on the plot: 271 The number of trees to be planted: a) In RG area: 137 nos. b) In Miyawaki Plantation (with the area); 240 nos. (240 trees + 80 shrubs) of trees in the 80 sq.m Area Number of trees to cut: 78 nos as per Tree NOC Number of trees to transplant: 36 nos. as per Tree NOC Number of trees to be retained: 157 nos. Total nos. of trees after development: 137+240+157=534 Nos. Compensatory Tree Plantation: 3639 nos.								
32	Power requirement	During the Operation Phase: <table border="1" style="width: 100%;"> <tr> <td>Details</td> <td>BEST</td> </tr> <tr> <td>Connected load (kW)</td> <td>9042 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>3327 KW</td> </tr> </table>			Details	BEST	Connected load (kW)	9042 KW	Demand load (kW)	3327 KW
Details	BEST									
Connected load (kW)	9042 KW									
Demand load (kW)	3327 KW									
33	Energy Efficiency	a) Total Energy saving (%): 20 % b) Solar energy (%): 5%								
34	D.G. set capacity	400 KVA x 1, 630 KVA x 3, 350 KVA x1 , 750 KVA x 1								
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 1080 Nos 2Wheeler – 225 nos								
36	No. & capacity of Rainwater harvesting tanks /Pits	6 RWH tank is proposed which is having a total capacity of 292 cu.m/day.								
37	Project Cost in (Cr.)	Rs. 440 Cr								
38	EMP Cost	a) Construction Phase: 1.Capital Cost: Rs. 83 Lakhs. 2.O & M Cost: Rs. 76 Lakhs/Annum. b) Operation Phase: 1.Capital Cost: Rs. 1594 Lakhs. 2.O & M Cost: Rs. 137 Lakhs.								
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.								
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA								

The comparative statement showing the project details as per earlier EC and the proposed expansion is as follows:

Sr. No.	Project Details	Unit	Details		Remarks	
			As per EC Received SIA/MH/INFRA2/408565/2023 Dated 11.04.2023	For proposed Amendment / expansion		
1	Plot area	Sq.m.	26,329.97	26,329.97	No change	
2	Net Plot area	Sq.m.	9,832.32	9,832.32	No change	
3	FSI area	Sq.m.	79,490.98	79,115.90	There is change in FSI, NoN-FSI & Total Construction Area due to Revision in Layout & Bldg. plans	
4	Non FSI area	Sq.m.	56,086.82	69,814.26		
5	Total Built up area (Construction area)	Sq.m.	1,35,577.8	1,48,930.13		
6	Ground-coverage Area : (sqm) % on net plot	SQM	4,322.79 (43.97%)	6,652.09 (67.65%)	Increase in ground coverage as per revised planning.	
7	Project Cost	Rs.	410 Cr,	440 Cr.	Increase in project cost by 30 cr.	
8	Building Configuration					
	Buildings	Configuration		Buildings	Configuration	Remarks
	Amenity Building no. 1	Ground + 19(pt.) Floors.		Building No.1 Rehab-1 (R1) (Amenity Building)	1 Basement + Ground + 23rd floor, Ht. 70m.	Revision in Layout & Bldg. plans
	Sale Building 2 & 3	3 Basements + Ground + 5 Podium Levels + 6th to 18th floor + Service floor & fire check floor + 19th to 40th + Service floor & fire check floor + 41st to 50th Residential Floors + Terrace Floor.		Building No.2 : Rehab-2 (R2) – along with parking tower (Slum & Municipal tenants)	Basement + Ground + 36th floor, Ht. 108.15m.	
	Municipal Tenant building no. 4	Ground floor + 20th floor + Service floor & fire check floor + 21st floor to 26th Floors.		Building No.3 & 4 : Sale building - T1, T2 & T3.	Ground + 38th floor, Ht. 119.90 m	
	Slum Building no. 5	Ground + 8th (Pt).		Building No.5: Sale building with community hall (T10)	3 Basement + Ground + 35th floor, Ht. 119.40 m.	

	Parking Tower	Stilt + 21 level.		Building No.6 Signet/MLCP:	5 Basement + Gr.+ 10 Podium + Amenity floor, Ht. 37.10m.	
9	Number of tenants and shops					
	Residential Tenements	Nos.	847	758	As per revised planning	
	Commercial	Nos.	21	37		
10	No. of expected Residents					
	Population	Nos	<ul style="list-style-type: none"> ▪ Residential: 4365 nos ▪ Commercial: 84 nos ▪ Others: 410 nos ▪ Total: 4859 	<ul style="list-style-type: none"> ▪ Residential: 4055 nos ▪ Commercial (Rehab):157 nos ▪ Others: 2360nos ▪ Total: 6572 nos. 	As per revised planning	
11	Total water requirement	KLD	630	643	environmental parameters computed as per revised planning	
12	Wastewater generation	KLD	555	541		
13	STP capacity	KLD	610	593		
14	Total Solid waste generation	Kg/Day	3936	2678		
15	No. of Parking					
	4 Wheelers	Nos.	943	1023	Change in parking Nos. as per revised planning	
	2 Wheelers	Nos.	143	225		
16	Green Belt Development					
	Total R.G required.	Sq.m.	886.89 (8%)	1,579.49 (10%)	As per the requirement	
	Prop. Total R.G	Sq.m.	2,035.06	1,618.07		
17	Power Requirement					
	Connected Load	Kw	13,519	9,042	Revised as per supply company Norms	
	Maximum Demand	Kw	4,703	3,329		
	D.G.sets	KVA	2 X 700 KVA	400 KVA x 1, 630 KVA x 3, 350 KVA x1 , 750 KVA x 1		
18	Cost for EMP					
	Capital	Rs. In Lacs	1,182	1594	EMP cost revised	
	O & M	Rs. In Lacs	90	137		

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SIA/MH/INFRA2/408565/2022, dated:11.04.2023 for the plot area of 26,329.97 Sq.Mtrs., FSI area of 79,490.98 Sq.Mtrs and the total construction area of 1,35,577.80 Sq.Mtrs. Proposal has been considered by SEIAA in its 265th (Day-1) meeting held on 24th August, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain certified compliance report of earlier EC dated:09:06:2022 from Regional Office, MOEF&CC, Nagpur.
3. PP to submit architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to convert paved RG as unpaved RG on mother earth as per Hon'ble Supreme Court order regarding RG area.
5. PP to relocate OWC of R-2 building & MLCP building which is proposed above UGT and STP respectively.
6. PP to relocate Substation of T-10 building which is proposed above STP.
7. PP to relocate UGTs of proposed building to the 1st basement such that the top of the UGTs are flushed to the ground level.
8. PP to submit revised fire tender movement plan showing 6 Mtr. clear driveway & 9 Mtr. turning radius around MLCP, T2 & T3 building.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1579.49 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 76491.29 m², Non FSI- 69814.26m², total BUA-146305.55 m². (Plan approval No-CHE/CITY/1200/FN/302, dated-11.05.2023) (FSI restricted as per approval and non FSI 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.

ENVIRONMENTAL
CLEARANCE



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

To,

The owner

SAFAL DEVELOPERS PRIVATE LIMITED

54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri
West, Mumbai - 400058. -400058

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/INFRA2/408565/2022 dated 05 Dec 2022. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH195971 |
| 2. File No. | SIA/MH/INFRA2/408565/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Redevelopment Of Municipal
Property known as Barracks No. T/57,
T/58, T/59 On Plot Bearing S.C No.6 (Pt)
Of F/North Ward, Sion Division, Situated
At Vishramwadi, Bhaudaji Rd. Sion
Mumbai 400022, D.C.Regulation 33(7) by
M/s. Safal Developers Pvt. Ltd. |
| 7. Name of Company/Organization | SAFAL DEVELOPERS 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: 11/04/2023

(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

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/408565/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Safal Developers Pvt. Ltd.,
S.C No.6 (Pt) Of F/North Ward, Sion Division,
Vishramwadi, Bhaudaji Rd. Sion Mumbai.

Subject : Environment Clearance for proposed Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai by M/s. Safal Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/408565/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 193rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/408565/2022	
2	Name of Project	Proposed Redevelopment of Municipal Property known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward, Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion Mumbai by M/s. Safal Developers Pvt. Ltd.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Vijay More
		Regd. Office address	54B, 402, Sagar Avenue, Junction of SV Road, Lallubhai Park, Andheri West, Mumbai - 400058
		Contact number	9969033491
		e-mail	Compliance@Sahanagroup.com
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023	
7	Applied for	Greenfield Project /Fresh	
8	Location of the project	Municipal Property is known as Barracks No. T/57, T/58, T/59 On Plot Bearing S.C No.6 (Pt) Of F/North Ward,	

		Sion Division, Situated at Vishramwadi, Bhaudaji Rd. Sion.					
9	Latitude and Longitude	Latitude - 19°13'24.96"N, Longitude - 72°52'5.15"E					
10	Plot Area (Sq.m.)	26329.97 sq.m					
11	Deductions (Sq.m.)	16497.65 sq.m					
12	Net Plot area (Sq.m.)	9832.32 sq.m					
13	Ground coverage (m ²) & %	4322.79 sq.m (43.97%)					
14	FSI Area (Sq.m.)	79490.98 sq.m					
15	Non-FSI (Sq.m.)	56086.82 sq.m					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	135577.8 sq.m					
17	TBUA (m ²) approved by the Planning Authority till date.	IOD For Building no.1 – 06/03/2017 - Approved FSI area – 8371.33 sq.m IOD for building no.2 & 3 – 09/03/2017 - Approved FSI area – 60961.54 sq.m IOD for building no.4 – 06/03/2017 - Approved FSI area – 7644.7 sq.m IOD for building no.5 – 06/03/2017 - Approved FSI area – 2513.38 sq.m					
18	Earlier EC details with Total Construction area, if any.	NAs					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	No. construction is taken up onsite					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	NA	NA	NA	Amenity Building no. 1	Ground + 19(pt.) Floors.	64.35 m	NA
	NA	NA	NA	Sale Building 2 & 3	3 Basements + Ground + 5 Podium Levels + 6th to 18th floor + Service floor & fire check floor + 19th to 40th + Service floor & fire check floor + 41st to 50th Residential Floors + Terrace Floor.	172.95 m	NA
NA	NA	NA	Municipal Tenant building no. 4	Ground floor + 20th floor + Service floor & fire check floor + 21st floor to 26th Floors.	88.60 m	NA	

	NA	NA	NA	Slum Building no. 5	Ground + 8th (Pt).	27.60 m	NA
	NA	NA	NA	Parking Tower	Stilt + 21 level.	52.90 m	NA
21	No. of Tenements & Shops			Building no. 1 – 174 nos of Flats, BMC Chowky, Atithi gruha, Therapy center Building no. 2 & 3 - Flats - 512 nos. Building no. 4 - Flats - 100 nos. Building no. 5 - 21 nos. of Shops, temple, flats – 61 nos.			
22	Total Population			Residential: 4365 nos. Commercial: 84 nos. Others: 410 nos.			
23	Total Water Requirements CMD			630 KLD (Domestic - 412 KLD, Flushing - 205 KLD, Landscape - 13 KLD)			
24	Under Ground Tank (UGT) location			Service basement for Amenity Building no. 1 Basement level 1 for Sale building 2 & 3 Service Basement for Building no. 4 & 5			
25	Source of water			MCGM			
26	STP Capacity & Technology			3 STPs of a Total Capacity of 610 KLD, MBBR			
27	STP Location			110 KLD STP for Amenity Building in service basement & open to the sky at ground level 390 KLD STP for Sale building no. 2 & 3 in Basement level 1 & open to the sky at ground level 110 KLD STP for Buildings no. 4 & 5 below ground & open to the sky at ground level			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			276 KLD &, 35% of excess treated water to sewer line			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)		Treatment/disposal
				Dry waste	10 kg/day		Will be handed over to a recycler
				Wet waste	15 kg/day		Handed over to Municipal waste collector
				Constructi on waste	Topsoil	3950 Cum	Being used for landscaping
Demoliti on Waste	1929 Cum	Already disposed of as per SWM NOC					
Excavated / Demoliti on Debris quantity	41000 Cum	We will reuse the 3500 cum quantity in the internal plot & road development and for the remaining quantity as per the SWM NOC 13301 cum					

				quantity will be transported & remaining debris NOC will be obtained subsequently.				
		Empty cement bags	81347 nos.	To be handed over to local recyclers				
		Steel	14 MT	To be handed over to local recyclers				
		Aggregates	54 MT	To be used as a layer for internal roads and building boundary walls.				
		Broken Tiles	1987 sq.m	Waste tiles to be used as china mosaic for terraces.				
		Empty Paint Cans (20 litre/can)	2034 nos.	To be handed over to the recycler				
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment/disposal				
		Dry waste	959 kg/day	Will be handed over to a recycler				
		Wet waste	1347 kg/day	Composting by OWC - manure produced will be used at a site for landscaping, 3 OWC of total Capacity - 300, 300 & 900 Kg/day.				
		E-Waste	2577 kg/yr	Will be collected and sent to MPCB-authorized recyclers.				
		STP Sludge (dry)	28 kg/day	Dry sewage sludge will be used as manure for gardening.				
31	R.G. Area in sq.m.	<table border="1"> <tr> <td>RG required - 886.89 sq.m (8%)</td> </tr> <tr> <td>Non - paved RG on mother earth - 1788.34 sq. m. (18%)</td> </tr> <tr> <td>Paved RG on Mother earth - 246.72 sq. m. (2%)</td> </tr> <tr> <td>Total R.G. provided - 2035.059 sq.m (20%)</td> </tr> </table>			RG required - 886.89 sq.m (8%)	Non - paved RG on mother earth - 1788.34 sq. m. (18%)	Paved RG on Mother earth - 246.72 sq. m. (2%)	Total R.G. provided - 2035.059 sq.m (20%)
		RG required - 886.89 sq.m (8%)						
		Non - paved RG on mother earth - 1788.34 sq. m. (18%)						
		Paved RG on Mother earth - 246.72 sq. m. (2%)						
		Total R.G. provided - 2035.059 sq.m (20%)						
		Existing trees on the plot: 340 nos						
		The number of trees to be planted: 122 + 73 + (600 trees						

		+ 200 shrubs) = 995 nos of trees a) In RG area: 195 nos. b) In Miyawaki Plantation (with the area); 800nos. (600 trees + 200 shrubs) of trees in the 200 sq.m						
		Number of trees to cut: 61 nos as per Tree NOC						
		Number of trees to transplant: 73 nos. as per Tree NOC						
		Number of trees to be retained: 206						
32	Power requirement	During the Operation Phase: <table border="1"> <tr> <td>Details</td> <td>BEST</td> </tr> <tr> <td>Connected load (kW)</td> <td>13519 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>4703 KW</td> </tr> </table>	Details	BEST	Connected load (kW)	13519 KW	Demand load (kW)	4703 KW
Details	BEST							
Connected load (kW)	13519 KW							
Demand load (kW)	4703 KW							
33	Energy Efficiency	a) Total Energy saving (%): 16 % b) Solar energy (%): 5%						
34	D.G. set capacity	2 x 700 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 943 Nos. 2Wheeler – 149 nos.						
36	No. & capacity of Rainwater harvesting tanks /Pits	4 RWH tank is proposed which is having a total capacity of 162 cu.m/day.						
37	Project Cost in (Cr.)	Rs. 410 Cr						
38	EMP Cost	Capital Cost- Rs. 1182 Lakhs, O and M cost - Rs. 90 Lakhs						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.						
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA						

3. The proposal has been considered by SEIAA in its 257th (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:
 - a) Water Supply; b) Storm Water Drain remarks; c) CFO NOC for Parking Tower; d) Civil Aviation NOC.
3. PP to maintain 6 Mtr. distance between 390 KLD STP & domestic tanks.
4. PP to relocate flushing tank adjacent to 410 KLD STP proposed for building no.4 & 5.

5. PP to relocate domestic tanks of building no.2 & 3 in to the 1st basement such that top of the tanks is flush to the ground level.
6. PP to maintain adequate distance between Substation & STP.
7. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

B. SEIAA Conditions-

1. This EC is restricted up to 120 m height as PP has not obtained HRC NOC. EC is further restricted up to 122.787 m height as per Civil Aviation NOC.
2. This EC is also restricted building no 1 up to 62.75 m height and for building no 5 up to 27.45 m height only as per CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI – 79490.98 m², Non FSI- 56086.82 m², Total BUA- 135577.8 m². (Plan approval No. CHE/CITY/1323/FN/337, dated-10.03.2017, CHE/CITY/1288/FN/337, dated-06.03.2017, CHE/CITY/1287/FN/337, dated-08.03.2017)

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.
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 - 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.
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4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions,

Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

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. 0000042676/E/8thCAC-1903001489
 Date- 26/03/2019

To,
 M/s Safal developers Pvt. Ltd.,
 C.S. No. 6(pt) of F/North ward, Sion division,
 situated at Vishramwadi, Bhaudaji Road, Sion, Mumbai – 400 022.

Subject: Grant of Consent to Establish for proposed Residential & Commercial redevelopment project in Red Category.

Ref.: 1. Minutes of Consent Appraisal Committee meeting held on 11/12/2018.

Your application No. 0000042676 Dated 14/02/2018

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 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:

- The Consent to Establish is granted for period up to commissioning of the project or up to 5 year whichever is earlier.
- The capital investment of the project is Rs. 912.78 Crs as per undertaking submitted by the project proponent.
- The Consent to Establish is granted for proposed Residential & Commercial redevelopment project of M/s Safal developers Pvt. Ltd. at plot bearing C.S. No. 6(pt) of F/North ward, Sion division, situated at Vishramwadi, Bhaudaji Road, Sion, Mumbai – 400 022 on total plot area 26,329.97 sq. mtrs. for total construction BUA of 1,67,807.5 sq. mtrs. including utilities and services of project as per 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	636	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening.

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	DG Sets (250, 400, 500 & 2x1,250 KVA)	5	As Per Schedule -II

6. Conditions under Solid Waste Management Rule, 2016:

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	1,608 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	1,073 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	50 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

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. The applicant shall not take effective steps towards proposed construction prior to obtaining Environmental Clearance from the Competent Authority. As per para 2 of EIA Notification dtd. 14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However, as clarified by the MoEF vide Office Memorandum No. J-1103/41/2006-IA.II(I) dtd. 19/08/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for guard(s) & acquisition of land shall not be treated as a effective step.
11. Project Proponent shall provide Sewage Treatment Plant so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
12. 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.
13. Project Proponent shall install online monitoring system for parameters BOD, TSS and Flow at the outlet of STP with the connectivity to MPCB Server.
14. Project Proponent shall install organic waste digester along with composting facility/ bio-digester (biogas) with composting facility for the treatment of wet garbage.
15. Project Proponent shall obtain NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.
16. This Consent is issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.
17. Project Proponent shall submit BG of Rs. 25 Lakhs towards compliance of EC and consent to establish condition.
18. Project Proponent shall not take effective steps towards demolition & construction unless obtaining NOC/permission from the MCGM for carrying out construction on their sites and that the construction debris generated from the particular site shall be transported and deposited in specific approved site.

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. 18,25,560/-	7606825	03/10/2018	Union Bank of India

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-I), 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 proposed to provide 3 nos. of STPs of designed capacities 115 CMD (for Bldg. No. 1), 450 CMD (for Bldg. Nos. 2 & 3), 104 CMD (for Bldg. Nos. 4 & 5) with SBR Technology for the treatment of 636 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, firefighting etc. and remaining shall be utilized on land for gardening. 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	736
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	20



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
	D.G. Set (250 KVA)	Acoustic Enclosure	3	HSD	62.5 Kg/Hr	1	30
	D.G. Set (400 KVA)	Acoustic Enclosure	4	HSD	100 Kg/Hr	1	48
1	D.G. Set (500 KVA)	Acoustic Enclosure	5	HSD	125 Kg/Hr	1	60
2	D.G. Sets (2x1,250 KVA)	Acoustic Enclosure	10	HSD	625 Kg/Hr	1	300

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).



Schedule-III

Details of Bank Guarantees

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to E	Rs. 25 Lakh	Within 15 days	Towards compliance of the Environmental Clearance & Consent to Establish conditions	31/03/2024	Up to 31/07/2024

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

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise 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.

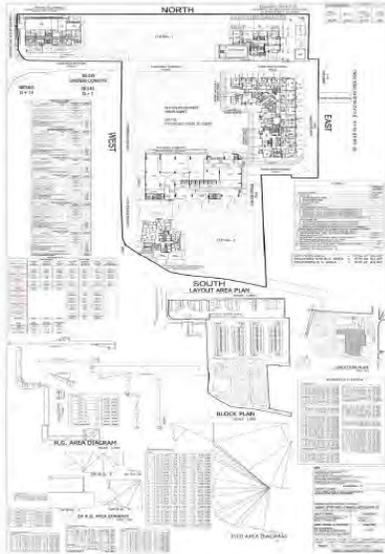
General Conditions:

- 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 obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

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ANNEXURE I



FILE NO : CHE/CITY/1200/PIN/002		SHEET NO.01/01	
DIGITAL SIGN FOR APPROVAL OF PLANS			
SUB - ENG (B.P.) CITY - K	ASST - ENG (B.P.) CITY - H	EXE - ENG (B.P.) CITY - I	DY.CHE. Engineer

A. Proforma A		DCPR 2014
1	Area of Plot	26329.97 SQ.M
	Deductions for	
(a)	Road and built up area	7985.67 SQ.M
(b)	Proposed area	SQ.M
2	(c) Any reservation (sub plot - 1) 40% RG	10531.98 SQ.M
	(d) % vacancy space as per Regn. Of DCPR 2014 (sub-plot - 1)	SQ.M
	other	SQ.M
3	Balance area of plot (1 minus 2)	9832.32 SQ.M
	(PERMISSIBLE)	(PROPOSED)
4	Deduction for 10% Recreational ground as per DCPR 2014	1066.45 986.12 SQ.M
	Plot C	184.80 149.149 SQ.M
	Plot D	372.94 596.23 SQ.M
	Plot E & F	107.71 246.72 SQ.M
5	Net area of plot (3 minus 4)	8816.30 SQ.M
6	Additions for floor space index	SQ.M
(a)	100% for 1:1 front	SQ.M
(b)	100% for 8:8 side	SQ.M
7	Total Area (3 plus 6)	26329.97 SQ.M
8	Floor Space Index permissible as per DCPR 2014	3.00 & 1.33
9	(a) Floor Space Index credit available by Development Rights (Restricted to ___% of the balance area vide 3 above)	NIL
	Additions for floor space index (b) 0.33 F.S.I. as per DCPR 2014	NIL
	(c) % as per DCPR 2014	
10	Permissible Floor Area as per DCPR 2014 (26329.97 x 3.00) = (276.99 X 1.33)	77355.34 SQ.M
11	Existing floor area to be demolished	SQ.M
12	Proposed built up area - Building 1	SQ.M
13	Excess balcony area taken in Floor Space Index	SQ.M
14A	TOTAL Built up PERMISSIBLE	7199.99 SQ.M
14B	Purely Residential Built up area	6289.81 SQ.M
14C	Remaining Non-Residential Built up area	910.18 SQ.M
14D	TOTAL Built up PROPOSED	7199.99 SQ.M
14E	Purely Residential Built up area	6289.81 SQ.M
14F	Remaining Non-Residential Built up area	910.18 SQ.M
14G	Excess commercial area taken in 14C	

ANNEXURE II



SELF-CERTIFICATION

Date: 22.06.2023

I, Mr. Haiman Koda Desai, Managing Director of M/s. Enviro Analysts & Engineers Private Limited, address of the Accredited EA Consultant Organization- B-1003, Enviro House, 20th floor, Western Edge-II, W.E Highway, Borivli(2), Mumbai-40004, Tel No-91-22284 1647/43/49/67/A, Mobile No 9321619734 hereby, certify that we as the Environment Consultant are self-certifying Post Monitoring Compliance Report on behalf of M/s. Safal Developers Pvt. Ltd. developing a project at Barracks No. T-57, T-58, T-59 On Plot Bearing S.C. No. (P) 077/North Ward, Sim Division, Situated At Valsarwad, Bhandari Rd. Sim Mumbai 400022.

Authorised Signatory
Name: M.K. Desai
Designation: Managing Director



Tel: 0222641647/43/49/67/68 | E-mail: info@enviropl.com | Web: www.enviropl.com
Mumbai (HQ) | Nagpur | Pune | Nashik | Thane | Mir Road (LBS) | Thane

F. No. (AN-22/02/2022-IA-III) [E-177294]
Government of India
Ministry of Environment, Forest and Climate Change
(IA Division)

Indira Prayasam Bhawan
for High Road, Aligarh,
New Delhi - 110005

Date: 22/ June 2023

OFFICE MEMORANDUM

Subject: Requirement and validity of Certified Compliance Report (CCR) issued by the IBOs of MoEF&CC/MS of SPCBs/ ROs of CPCB regarding.

The MoEF&CC issued an Office Memorandum (OM) No. J-11011/119/2016-IA(III) dated 30/05/2012 which mandates the requirement of Certified Compliance Report (CCR) on the conditions stipulated in the FCs to the existing projects/activities from the non-integrated Regional Offices (IBOs) of MoEF&CC for consideration of expansion proposals for grant of Environment Clearance under the provisions of EIA Notification, 2006.

2. In order to facilitate the process of obtaining CCR, MoEF&CC issued a circular No. J-11017/16/2016-IA(III) dated 7/09/2017 stating that the concerned Member Secretary (MS) of EAC/SEAC shall make a request to the concerned IBO of MoEF&CC at the time of issuance of TOR for the developmental project. Such request shall be disposed of by the concerned IBO within one month. In case if the inspection is not carried out within one month, the CCR obtained from concerned Regional Offices of Central Pollution Control Board (CPCB) or MS of respective State Pollution Control Boards (SPCB) shall also be accepted for deliberation by the EAC/SEAC.

3. In all cases involving expansion of any project or activity, CCR is mandatorily required. In the regard, instances have been brought to the notice of this Ministry wherein the Environment Clearance application for expansion projects are being submitted by the project proponent with the CCR older than three years for appraisal by the EAC/SEAC. Further, project proponents are not submitting CCR for the expansion proposals if the existing same is running on Consent To Operate (CTO) obtained from the SPCBs/PCB.

4. The aforesaid matter has been examined in the Ministry and it has been decided that following procedure shall be adopted by the Member Secretary (MS) of EAC/SEAC while appraising developmental projects which involve expansion, as per the provisions of EIA Notification, 2006.

A. Proposals involving expansion of existing EC

- At the time of issuance of expansion TOR, the MS of EAC/SEAC shall endorse a copy of the TOR to the concerned IBO of MoEF&CC. Based on the same, project proponent shall approach the concerned IBO of MoEF&CC to issue CCR. Such request shall be expeditiously considered and disposed of by the concerned IBO within a time frame of three months from the date of application of project proponent. In case, the CCR is not issued within three months, the project proponent shall approach concerned Regional Offices of Central Pollution Control Board (CPCB) or MS of respective State Pollution Control Boards (SPCB) or State Pollution Control Commission (SPCC) for the same.
- The CCR issued by the concerned Authority shall explicitly state the date of inspection, present status of the implementation of the project along with compliance status to each of the condition prescribed in the EC.
- CCR issued by the concerned Authority shall be valid for a period of one year from the date of inspection of the project. The submission of CCR beyond older than one year from the date of inspection shall not be accepted by the concerned MS of EAC/SEAC for placing it below the EAC/SEAC for carrying out the appraisal process.
- Monitoring report issued by concerned IBOs in conformity to the above, if available, can also be submitted by the project proponent in place of CCR.
- Self-certified on monitor Compliance Report for the latest EC shall be sufficient if the project proponent applies for expansion within a period of six months from the grant of previous EC. If such application is submitted beyond the period of six months from the grant of EC, CCR shall be required for the latest EC.

B. Proposals involving expansion of existing project running on the basis of Consent To Operate (CTO) from SPCBs/PCB (without renewal of EC)

- At the time of issuance of expansion TOR, the Member Secretary of EAC/SEAC shall endorse a copy of the TOR to the concerned MS of SPCBs/PCB. Based on the same, project proponent shall request the concerned MS of SPCBs/PCB to issue CCR on the compliance status to the prescribed CTO conditions. Such request shall be expeditiously considered and disposed of by the concerned SPCBs/PCBs within a time frame of two months from the date of request of the project proponent. In case, the CCR on CTO conditions is not issued within two months, the project proponent shall approach concerned Regional Offices of CPCB for the same.
- The CCR on CTO conditions shall explicitly state the date of inspection, present status of the implementation of the project along with compliance status to each of the condition prescribed in the CTO. Such CCRs shall be forwarded by the concerned Member Secretary of SPCBs/PCB to the MoEF&CC/SEAA.

ANNEXURE III



pradeepkamble and associates

H.O. B/15, 1st Floor, Jadhav Complex, Post Office (PO), Valsarwad, (Dist: 400042) 471 401
© (022) 2382642 - Fax: (022) 2880905 - Email: hkamble@pradeep.com

To:
The Principal Secretary, SEIAA
Environment Department,
Room No. 217, 3rd Floor, Annex Building
Mumbai-400022

Date: 22.06.2023

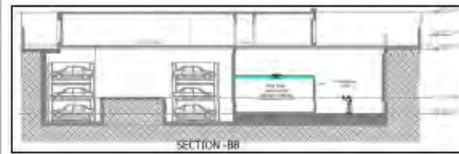
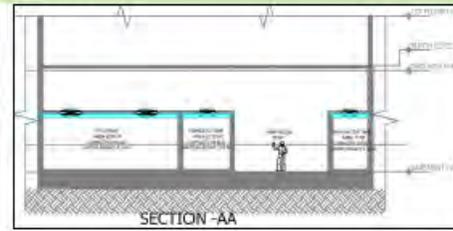
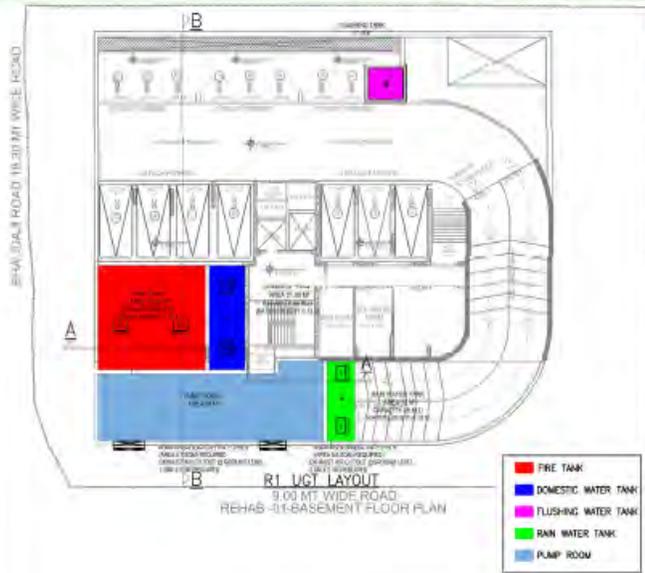
UNDERTAKING

We hereby certify that Proposed Expansion in Redevelopment of Municipal Property known as Barracks No. T-57, T-58, T-59 on Plot Bearing C.S. No. 6 (P) Of F/North Ward, Sim Division, Situated at Valsarwad, Bhandari Rd. Sim Mumbai-400022, D.C. Regulation 23(7) By M/s. Safal Developers Pvt. Ltd. has its mandatory RG area located on ground. The required RG for the project is 1,379.49 sqm. is provided on ground, this is as mandated by NGT order dated 13.09.2022 (Appeal No-22/2016 W2). This mandatory RG area is kept open to sky and also suitable plantation of trees.

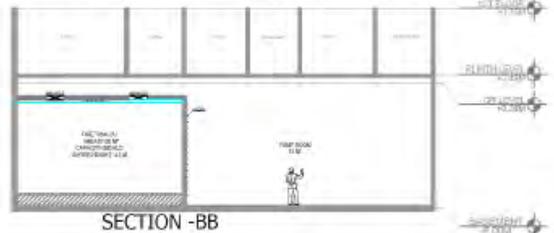
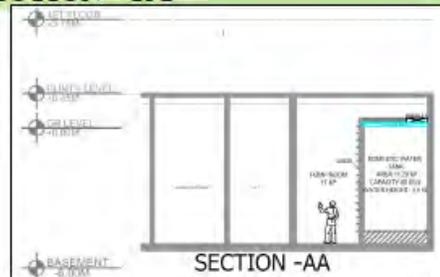
Thanking You,
Yours faithfully,
For, M/s. Pradeep Kamble & Associates.

A: Pradeep Kamble
(CA.8710471)

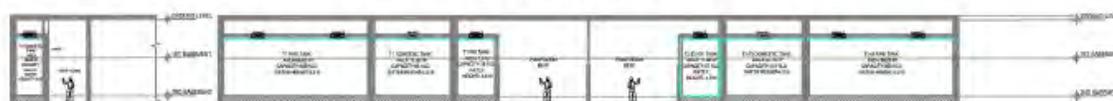
UGT PLAN AND SECTION R 1



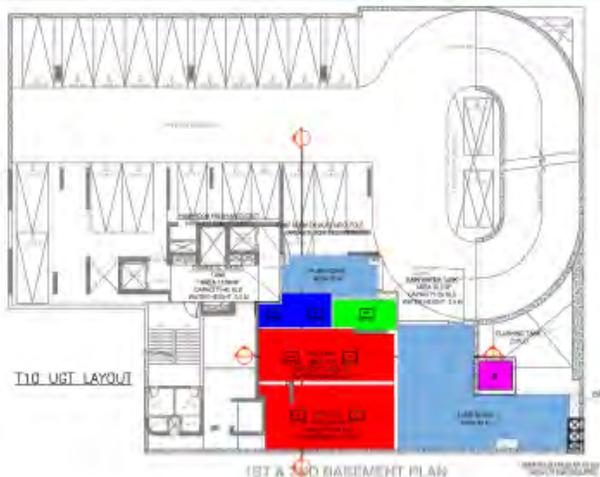
UGT PLAN AND SECTION - R 2



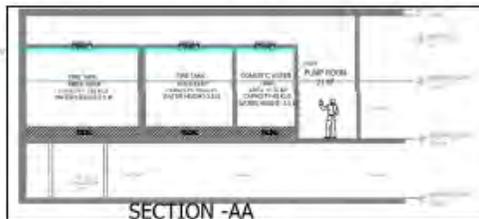
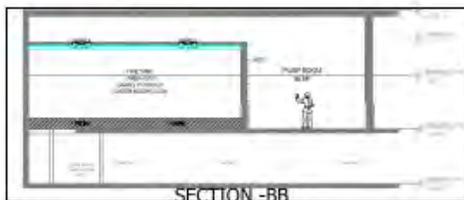
UGT PLAN AND SECTION - T1, T2, T3 & MLCP



UGT PLAN AND SECTION - T10



- FIRE TANK
- DOMESTIC WATER TANK
- FLUSHING WATER TANK
- RAW WATER TANK
- PUMP ROOM



ANNEXURE VIII



- Fire Tender**
- Overall Length: 7.600m
 - Overall Width: 2.500m
 - Overall Body Height: 3.463m
 - Min Body Ground Clearance: 0.348m
 - Track Width: 2.100m
 - Lock to Lock Time: 4.00s
 - Curb to Curb Turning Radius: 8.800m

LEGEND		
■ STORAGE AREA	— SWEPT PATH ENVELOPE	— WHEEL SWEEP
■ FIRE TENDER MOVEMENT	— VEHICLE SWEEP	— VEHICLE OUTLINE