

AGATE REALTORS & DEVELOPERS

203-204, Orbit Plaza, 2nd floor, New Prabhadevi Marg, Prabhadevi,
Mumbai – 400025 Ph no. 91-22- 49153599 Fax No. 49153513

29.5.2026

To,
The CCF, Regional Office, Western Region,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Sub: Submission of Environmental Clearance Compliance Status for period of **October 2025 to March 2026**.

Ref.: Environmental Clearance granted vide No. SIA/MH/MIS/155809/2020 dated: 20.07.2020.

Dear Sir,

With reference to the above, we wish to inform you that we have received Environmental Clearance for our Proposed Slum Rehabilitation Scheme under DCR-33(10) on land bearing C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA CHS (Prop.) by M/s. Agate Realtors and Developers.

As per conditions specified in Environmental Clearance, we are submitting herewith six-monthly Environmental clearance status report for the period **October 2025 to March 2026** along with the relevant document needed for the submission as mentioned below:

1. Data sheet
2. EC Compliance report
3. List of Annexures
4. Annexures

We hope the above is to your satisfaction.

Thanking You.

Yours faithfully,

For M/s. Agate Realtors and Developers

Authorized Signatory

Encl: a/a



CC to:

1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.
2. Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara- 390023

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

MINISTRY OF ENVIRONMENT & FORESTS
REGIONAL OFFICE (W), NAGPUR
Monitoring Report
PART - I

DATA SHEET

1.	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	:	Slum Rehabilitation Scheme						
2.	Name of the project	:	Slum Rehabilitation Scheme under DCR-33(10) on land bearing C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA CHS (Prop.) by M/s. Agate Realtors and Developers.						
3.	Clearance letter (s)/OM no. and date	:	Environmental Clearance vide no. SIA/MH/MIS/155809/2020 dated 20.07.2020.						
4.	Location								
	(a) District	:	Mumbai						
	(b) State	:	Maharashtra						
	(c) Location	:	Marol, Andheri						
	(d) Latitude / Longitude	:	Latitude: 19° 6'51.56"N Longitude: 72°52'54.75"E						
5.	(a) Address for correspondence		Mr. Anil V. Deshmukh M/s. Agate Realtors and Developers 203-204 , 2nd Floor, Orbit Plaza, New Prabhadevi Marg, Prabhadevi, Mumbai-400025 Tel No: 9867851056						
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	:	Mr. Narendra Kadam Tel No: 9822244433 Address: Mumbai						
6.	Salient Features								
	(a) Of the project	:	Plot area: 9,000.44 sq. m. FSI area: 52,974.48 sq. m. Non-FSI area: 32,498.89 sq. m. Total Built-up area: 85,473.37 sq. m. <u>Building Configuration:</u> <table><tr><th>Building name</th><th>Configuration</th></tr><tr><td>Rehab Building</td><td>1B + G/Stilt + 17(pt)</td></tr><tr><td>Sale Building</td><td>2B + G/Stilt + 23(pt)</td></tr></table>	Building name	Configuration	Rehab Building	1B + G/Stilt + 17(pt)	Sale Building	2B + G/Stilt + 23(pt)
Building name	Configuration								
Rehab Building	1B + G/Stilt + 17(pt)								
Sale Building	2B + G/Stilt + 23(pt)								
	(b) Of Environmental Management Plans	:	• Sewage Treatment Plant- : Rehab Bldg: 1 STP of 350 KLD, Sale Bldg: 1 STP of 450 KLD Technology: Moving Bed Bio Reactor (MBBR)						

October 2025 to March 2026



			• OWC- 2 OWC of capacity Rehab 1000 kg/day and Sale 1200 Kg/day. • Rainwater Harvesting- No. of pits & Size of Pits: 10 Nos.of Pits, 3 Mtr. X 2 Mtr. X 2 Mtr. Sq. m each																																							
7.	Breakup of the project area																																									
	(a) Submergence area: forest & non forest.	:	Not Applicable as no forest land																																							
	(b) Others	:	Not Applicable																																							
8.	Breakup of the project affected population with enumeration of those losing houses /dwelling units only, agricultural land only, both dwelling units & agricultural land & landless labourers /artisan.	:	Not Applicable																																							
	(a) SC, ST /Adivasis	:	Not Applicable																																							
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	:	Not Applicable																																							
9.	Financial details																																									
	(a) Project cost as originally planned and sub-subsequent revised estimates and the year of price reference.	:	Total project cost approx.: Rs. 202.62 Cr.																																							
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	:	<table><tr><th>Sr.No.</th><th>Component</th><th>Capital Cost (Rs. In Lacs)</th><th>O & M cost (Rs. In Lacs/yr)</th></tr><tr><td>1</td><td>STP</td><td>65.0</td><td>15.0</td></tr><tr><td>2</td><td>RWH</td><td>12.0</td><td>0.6</td></tr><tr><td>3</td><td>Solid Waste Management</td><td>20.0</td><td>8.0</td></tr><tr><td>4</td><td>Green Belt Development</td><td>30.0</td><td>6.0</td></tr><tr><td>5</td><td>Solar Energy</td><td>90.0</td><td>5.0</td></tr><tr><td>6</td><td>Environmental monitoring</td><td>External MoEF accredited lab will be hired</td><td>0.9</td></tr><tr><td></td><td>Total Cost</td><td>217.0</td><td>35.5</td></tr><tr><td>7</td><td>DMP Cost</td><td>459.8</td><td>27.5</td></tr></table>				Sr.No.	Component	Capital Cost (Rs. In Lacs)	O & M cost (Rs. In Lacs/yr)	1	STP	65.0	15.0	2	RWH	12.0	0.6	3	Solid Waste Management	20.0	8.0	4	Green Belt Development	30.0	6.0	5	Solar Energy	90.0	5.0	6	Environmental monitoring	External MoEF accredited lab will be hired	0.9		Total Cost	217.0	35.5	7	DMP Cost	459.8	27.5
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	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	:	Not applicable yet to finalize																																							
	(d) Whether (c) include the cost of environmental management as	:	Not applicable as (C) is yet to finalize																																							



	shown in the above.		
	(e) Actual expenditure incurred on the project so far	:	Rs.1 Cr
	(f) Actual expenditure incurred on the environmental management plans so far	:	Rs. 15 Lakhs
10.	Forest land requirement.	:	Not applicable
	(a) The status of approval for diversion of forest land for non-forestry use	:	Not applicable
	(b) The status of clearing felling	:	Not applicable
	(c) The status of compensatory afforestation, if any	:	Not applicable
	(d) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	:	Not applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	Not applicable
12.	Status of construction.	:	
	a) Date of commencement (Actual and / or planned)		03.03.2025
	b) Date of completion (Actual and/ or planned)	:	30.03.2030
13.	Reason for the delay if the project is yet to start.	:	Not applicable
14.	Dates of site visits		
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	:	Not applicable
	(b) Date of site visit for this monitoring report	:	October 2025 to March 2026
15.	Details of correspondence with project authorities for obtaining action plans / information on status of compliance to safeguards other than the routine letters for logistic support for site visits. The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently.	:	Environmental Clearance vide no. SIA/MH/MIS/155809/2020 dated 20.07.2020.



HALF YEARLY COMPLIANCE STATUS REPORT
October 2025 to March 2026

Ref	Environmental Clearance vide no. SIA/MH/MIS/155809/2020 dated 20.07.2020. Annexure - I
To	M/s. Agate Realtors and Developers
For	Proposed Slum Rehabilitation Scheme under DCR-33(10) on land bearing C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA CHS (Prop.)
Status	Rehab Building : 1 B + Ground + 14upper floors, Sale building : Excavation in progress

Specific Conditions:		
Sr. No.	Conditions	Remarks
I	PP to ensure that STP to be kept open minimum up to 40%.	Yes, Agreed. We have provided more than 40% of STP area open to sky for adequate ventilation.
II	The discharge of treated sewage to be reduced to 35%	Agreed. We have tried to achieve maximum usage of Treated Sewage Water inside our premises for flushing, gardening etc. We will have excess Treated Sewage Water i.e. 416 KLD in dry season and 420 KLD in monsoon season. Plot adjoining to our rehabilitation project has reservation of a Proposed Sports Complex by the Government having Area 5769.66 Sq.m. This Sports Complex will need water for flushing & cleaning as well as for maintaining the Sports Ground. We will approach the Government for usage of our Treated Sewage Water for Sports Complex facility. Also, we will explore more usage of excess Treated Sewage Water by approaching nearby societies for their willingness to use the Treated Sewage Water for flushing, cleaning & gardening purposes.
III	PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures	Yes agreed, we will provide water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures before operational phase.
IV	PP to ensure that the energy savings from renewable sources shall be 5 %.	Yes, we will ensure energy saving from renewable sources of about 5 % during



		operational phase.
V	PP to explore conversion of 25% of four wheeler parking in to two wheeler parking as the project is SRA project.	Agreed & Complied with. We have converted 24 out of the 93 Car parking spaces provided for the Rehab building into two-wheeler parking spaces. Thus, now there are 104 two-wheeler parking spaces and 69 Car parking spaces in the Rehab Building. Revised Parking details & Parking Plan is enclosed as Annexure - II .
VI	PP to submit the sustainability report regarding Operation & maintenance of Environment infrastructure provided, so that same will be operated efficiently after liability of Developer is over.	Developer has considered the designing, installation, erection and commissioning of STP and OWC and other environment infrastructure development costs in the construction cost itself. Third party assessment of this infrastructure will be done before handing over these infrastructures to Rehab Society. The renowned and reputed vendors will be hired for installation of Environment infrastructure ie. STP, OWC etc. Moreover, STP pumps will be given with standby pump arrangements so that during breakdown, if any, smooth operations will not be hampered till the problem gets rectified. In SR Schemes, the Developer must provide Rs. 40,000/- per Rehab/PAP tenement constructed in the Scheme to the Society through the SRA. The said amount is deposited in a Joint FD in the name of the Society and the SRA, and the Society manages its affairs by the interest accrued in the FD. Accordingly, in this scheme, the Developer i.e. PP shall provide the society with an amount of Rs. 2,32,40,000/-. This will ensure the O&M of Rehab Environmental Infrastructure smoothly
VII	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius	Project Site is 6.85 Km far from the buffer zone of Thane creek flamingo sanctuary as described in Draft notification of Thane creek flamingo sanctuary dated 06th



	from the said sanctuary boundary, if applicable. The planning authority to ensure fulfilment of this condition before granting Commencement Certificates.	November 2019. We will obtain the NOC from the Competent Authority, if applicable.
VIII	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	CER letter is submitted to District Collector. Copy of the letter is enclosed herewith as Annexure - III .
XII	SEIAA decided to grant EC for — FSI: 52,974.48 m2, Non-FSI: 32,498.89 m2 and Total BUA: 85,473.37 m2 (Plan Approval no-SRA/ENG/KE/MCGMIOOS6/20140910/AP/R dt. 30/11/2019, SRA/ENG/KE/MCGMIOOS6/20140910/AP/S dt. 04/01/2020)	Yes, the condition is noted & agreed.
General Conditions:		
Sr. No.	Conditions	Remarks
I.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted & agreed. The E-waste generated will be disposed through authorized dismantler or recycler as per E- Waste Rules, 2016.
II.	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.	Yes, it will be complied with. All the facilities will be in place prior to application for OC.
III.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing	Noted & agreed.



	committee of the National Board for Wildlife 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.	
IV.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Yes, we will abide to all the conditions stipulated by SEAC & SEIAA.
V.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Yes, height & construction built up area of proposed construction is accordance with Permissible FSI.
VI.	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.	Yes, Consent to Establish obtained from MPCB vide no. Format1.0/CC/UAN No.0000221622/CE/2501001239 dated 14.01.2025. Copy of the consent is attached as Annexure - IV.
VII.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes, all the sanitary & hygiene measures are carried out and will be maintained throughout the construction phase. Temporary toilets followed by septic tank, waste bins are provided for construction workers.
VIII.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile	Temporary Housing Facility, Adequate drinking water facility is provided for the construction workers at the site. Toilets are provided followed by septic tank for



	toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	construction workers. Bins are provided to dispose of the MSW generated by labor during construction phase.
IX.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The Total amount of solid waste generated is 3207 Kg/day which will properly collected and segregated and stored in separate bins. Biodegradable Waste with quantity of 814 kg/day generated through Rehab Component of the project & 1100 kg/day generated through Sale component in operation phase will be processed in OWC, and manure obtained will be used for landscaping. Non-biodegradable Waste 560 Kg/day (Rehab building) and 733 Kg/day (Sale building) will be managed through authorized recyclers.
X.	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.	The waste generated will be disposed of in compliance with Construction and Demolition Waste Management Rules, 2016.
XI.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drainage line will be provided for both storm water and wastewater generated within site to avoid mixing.
XII.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes, all the topsoil and construction debris will be used for filling the plot and maintaining green belt development.
XIII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent	Additional soil for leveling of the proposed site will be generated within the site to protect the natural drainage system of the



	possible) so that natural drainage system of the area is protected and improved.	area.
XIV.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	• The greenbelt is provided on ground over an area of 666.63 sq.mt. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area. The landscape plan for greenbelt development is attached as Annexure - V
XV.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	The soil quality will be monitored regularly. There is no source of ground water at site.
XVI.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	There is no generation of any bituminous material or any hazardous material at the site till date & if generated will be disposed as per the MPCB norms.
XVII.	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.	There is no generation of hazardous waste at site till date and if generated, will be disposed as per applicable Rules & Norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII.	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.	1 no. of DG set of capacity 160 KVA for Rehab building and 1 no. of DG set of capacity 350 KVA for Sale building proposed in the operation phase as backup during power failure. The proponent will make sure that all the relevant rules and laws will be adhered to.

XIX.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Necessary permissions for storage of HSD will be taken from the authority concerned whenever required.
xx.	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 vehicles hired for bringing construction material at site will have valid PUC. All vehicles are less than 8 years old only. The vehicles used for bringing construction material will be operated only during non- peak hours.
xxi.	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.	Ambient noise levels will be regularly monitored on site.
xxii.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Noted & agreed.
xxiii.	Ready mixed concrete must be used in building construction.	Noted & agreed. We will used ready mixed concrete along with other construction material.
xxiv.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	The harvested rainwater will be used for secondary purposes such as flushing and gardening. Provision of 10 nos. of RWH pits with capacity 3 Mtr.X 2 Mtr. X 2 Mtr. Sq. m each will be provided at site.



		Plans showing Rainwater Harvesting System & Storm Water Management is enclosed as Annexure - VI
xxv.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is being used to reduce water demand during construction phase.
xxvi.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water is being used for any construction activities on site.
xxvii.	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled! refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP.	01 no. of STP of capacity 350 KLD for Rehab building & 1 no. of STP of capacity 450 KLD for Sale building with MBBR technology will be provided at the site. Construction and installation of STPs will be carried out through an expert consultant. Treated water will be used for flushing, gardening, and greenbelt development.
xxviii.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted & agreed. Permission to draw ground water and construction of basement if any will be obtained from the competent Authority prior to construction/operation of the project.
xxix.	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey	Noted & agreed. Separation of grey and black water will be done by the use of dual plumbing line



	and black water.	
xxx.	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.	Yes, low flow rate plumbing fixtures and low flush cisterns will be used during operation phase.
xxxi.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Noted & will be complied with. Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.
xxxii.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement	The roof insulation will be maintained as per ECBC guidelines. Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.
xxxiii.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral, part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels maybe done to the extent possible like installing solar streetlights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Noted & will be complied with.
xxxiv.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase	1 no. of DG set of capacity 160 KVA for Rehab building and 1 no. of DG set of capacity 350 KVA for Sale building proposed in the operation phase as backup



	should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	during power failure. Care will be taken that adequate acoustic will be provided to prevent noise and should conform to rules made under the Environment (Protection) Act 1986, prescribed for air and noise emission standards.
xxxv.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Ambient noise levels are maintained well within the Noise standards. Regular Noise Monitoring will be carried out on site. Adequate measures are taken to reduce ambient air and noise level to confirm to stipulated standards by CPCB/MPCB.
xxxvi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site will be avoided.
xxxvii.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement	All the walls will be as per ECBC guidelines for their insulation and respective U value. Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.
xxxviii.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Yes, buildings will be constructed in such a way that adequate distance between them allow movement of fresh air and passage of light to the residential premises.
xxxix.	Regular supervision of the above and other measures for monitoring should be in place all through the	There will be regular supervision by site engineers throughout the construction phase to avoid disturbance to the



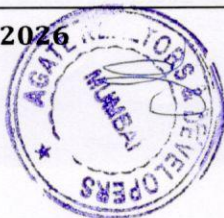
	construction phase, so as to avoid disturbance to the surroundings.	surrounding.
xl.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Yes, Environmental Clearance is obtained vide no. SIA/MH/MIS/155809/2020 dated 20.07.2020. The copy of the same is attached as Annexure - I.
xli.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Yes, six monthly compliance report will be submitted to Regional office MoEF&CC, Nagpur & MPCB, Sion.
xlii.	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 in Para 2. Prior certification from appropriate authority shall be obtained.	Yes, all the facilities will be in place prior to occupation of the building. We will ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. We will check the possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. We ensure that, no physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement
xliii.	Wet garbage 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. Local authority should ensure this.	Yes, the wet garbage will get treated in OWC and manure obtained will be used for Plantation/Landscaping.
xliv.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site	No occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.



October 2025 – March 2026

	half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	
li.	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, the said condition is complied.
lii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring will be carried out and the results of the same are submitted to the concerned authority along with the report.
liii.	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.	Six monthly compliance reports and monitoring data are being submitted to concerned authorities regularly.

liv.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & agreed.
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.	Noted & agreed.
5.	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 act on under Environmental Protection Act, 1986.	Noted & agreed.
6.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction	Noted & agreed.



	of the department or for that matter, for any other administrative reason.	
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per ETA Notification, 2006, amended time to time.	Noted & agreed.
8.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted & agreed.
9.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted & agreed.
10.	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.	Noted & agreed.



List of Annexures

Annexure no.	Particulars
Annexure - I	Monitoring reports
Annexure – II	Environmental Clearance
Annexure - III	Revised parking details & Parking plans
Annexure- IV	CER letter submitted to District Collector
Annexure -V	Consent to Establish
Annexure -VI	Landscape plan for greenbelt development
Annexure - VII	Plans showing RWH system & Storm water management
Annexure - VIII	Advertisement

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**

"Recognized under The Environment (Protection) Act, 1986" valid up to 24.04.2027

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in**Tel:** 9112844844, **CIN:** U74999MH2001PTC132091 UDYAM-MH-19-0029787

TC-7085

**Test Report
(Ambient Air)****Ref. No.:** AESPL/LAB/C/ A-26/01/101**Issue Date:** 29/01/2026

Name of Customer & Contact details	:	Agate Realtors & Developers			
Name of Site	:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA			
Location of Sampling	:	Near Sales Office			
Date of Sampling	:	20/01/2026			
Sampling Time	:	09:00 to 05:00 hr.	Duration	:	8Hr.
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	22/01/2026	Sample Identification	:	A-26/01/101
Sample Quantity & Container	:	SO ₂ :1 Bottle; NO ₂ :1 Bottle; PM ₁₀ -1; PM _{2.5} Bladder:1;			
Date of Sample Analysis	:	22/01/2026 to 28/01/2026			
Sampling Environmental Conditions	:	Temperature:27-30°C; Rain fall: No; P _{bar} : 756 mmHg.			
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic container	Bladder at ambient temp.	
Sampling Equipment	:	RDS-I-13 & FDS-I-13			
Calibration Status	:	Calibration on 24/05/2025 due on 23/05/2026 Calibration on 24/05/2025 due on 23/05/2026			
Project/ Job number	:	ARD/MM/32/25-26 dtd 01 December 2025			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01			
Environmental Condition while Testing	:	Ambient Temperature: 28.3°C and Humidity: 49%			
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO ₂	23.2	80 *	µg/m ³	IS 5182 (Part 2/Sec 1)
2.	Nitrogen dioxide as NO ₂	31.7	80 *	µg/m ³	IS 5182 (Part 6)
3.	PM ₁₀	76.1	100 *	µg/m ³	IS 5182 (Part 23)
4.	PM _{2.5}	25.0	60 *	µg/m ³	IS 5182 (Part 24)
5.	Carbon monoxide as CO	0.58	04 **	mg/m ³	IS 5182 (part 10)

[#] Specified under National Ambient Air Quality Standards by CPCB:

[*] 24 hourly monitoring values; [**] 1 hourly monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.

**Himani P. Joshi
(Report Reviewed By)****Reshma S. Patil.
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**

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TC-7085

Test Report
(Microbiology - Water)**Ref. No.:** AESPL/LAB/B/Mw-26/01/232**Issue Date:** 27/01/2026

Name of Customer		:	Agate Realtors & Developers			
Name of Site		:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA			
Nature of Sample		:	Drinking water	Location of Sample	:	Near Gate No. 2
Date of Sample Drawn		:	20/01/2026	Time of Sample Drawn	:	09:30 am
Sample Drawn By		:	ACD	Transported By	:	ACD
Date of Sample Receipt		:	22/01/2026	Sample Identification	:	Mw-26/01/232
Sample Quantity & Container		:	250 ml; Glass bottle.			
Date of Sample Analysis		:	22/01/2026 to 23/01/2026			
Environmental Conditions at site			:	Surrounding area is clear.		
Transportation Condition			:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number			:	ARD/MM/32/25-26 dtd 01 December 2025		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing			:	Ambient Temperature: 23.6°C and Humidity: 51 %		
Sr. No.	Parameter, Unit	Result		Limits as per: IS 10500:2012	Method of Analysis	
1.	Coliform/100ml	Absent /100ml		Absent /100ml	IS:15185:2016	
2.	E-coli/100ml	Absent /100ml		Absent/100ml	IS:15185:2016	

Conformity Statement: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

Himani P. Joshi
(Report Reviewed By)**N. K Shendye**
(Authorized Signatory)

-End of Test Report-

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TC-7085

**Test Report
(Microbiology - Water)****Ref. No.:** AESPL/LAB/B/Mw-26/01/233**Issue Date:** 27/01/2026

Name of Customer	:	Agate Realtors & Developers		
Name of Site	:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA		
Nature of Sample	:	Ground water	Location of Sample	: Near Entry Gate
Date of Sample Drawn	:	20/01/2026	Time of Sample Drawn	: 09:40 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	22/01/2026	Sample Identification	: Mw-26/01/233
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	22/01/2026 to 23/01/2026		
Environmental Conditions at site	:	Surrounding area is clear.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	ARD/MM/32/25-26 dtd 01 December 2025		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 23.6°C and Humidity: 51 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2016
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2016

Conformity Statement: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.**Note:**

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2. Results relate only to the items tested.
3. The results apply to the sample as received.

**Himani P. Joshi
(Report Reviewed By)****N. K Shendye
(Authorized Signatory)**

-End of Test Report-

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TC-7085

**Test Report
(Noise)****Ref. No.:** AESPL/LAB/C/N-26/01/137**Issue Date:** 27/01/2026

Name of Customer & Contact Details		: Agate Realtors & Developers		
Name of Site		: C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA		
Discipline & Group		: Chemical: Atmospheric Pollution		
Description of Sample		: Ambient Noise		
Location Details		: At Periphery Of Site		
Date of Sampling		20/01/2026	Type of Sampling	: Spot
Start Time of Sampling		14.00 Hr.	End Time of Sampling	: 14.30 Hr.
Monitored By		ACD	Transported By	: ACD
Date of Data Receipt		22/01/2026	Sample Identification	: N-26/01/137
Environmental Condition		Climate: Clear		Ambient Temp: 29°C
Transportation Condition		: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
Sampling Equipment		: Noise meter - Centre C-390 SL-I-01		
Calibration Status		: Calibrated on 03/12/2025; calibration due on02/12/2026		
Project/ Job Number		: ARD/MM/32/25-26 dtd 01 December 2025		
Reference of Sampling		: AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling		: IS 9989		
Sr. No.	Location		Noise Day Time dB(A)	
1.	Gate No.01 (Rehab Building)		63.2	
2.	Gate No.02 (Rehab Building)		63.7	
3.	Gate No.03 (Sale Building)		64.1	
4.	Gate No.04 (Sale Building)		62.6	
Limit as per EP Act for daytime at Commercial area			65	

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results applied as data received.

Himani P. Joshi.
(Report Reviewed By)**Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**

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TC-7085

Test Report**(Soil)****Ref. No.:** AESPL/LAB/C/S-26/01/61**Issue Date:** 30/01/2026

Name of Customer & Contact Details		:	Agate Realtors & Developers			
Name of Site		:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA			
Nature of Sample		:	Uncultivated Soil	Location of Sample	:	Near Sales Building
Date of Sample Drawn		:	20/01/2026	Time of Sample Drawn	:	09:45 am
Sample Drawn By		:	ACD	Transported By	:	ACD
Date of Sample Receipt		:	22/01/2026	Sample Identification	:	S-26/01/61
Sample Quantity & Container		:	1kg; PG bag & Aluminum container			
Date of Sample Analysis		:	22/01/2026 to 29/01/2026			
Environmental Conditions at site			:	Area: Clean, Colour: Brown		
Transportation Condition			:	Kept soil in polythene bag in a dry place		
Project/ Job number			:	ARD/MM/32/25-26 dtd 01 December 2025		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/S-01		
Environmental Condition while Testing			:	Ambient Temperature: 27.2°C and Humidity: 48%		
Sr. No.	Parameter with Unit		Result		Method of analysis	
1.	pH@25°C		8.65		IS 2720 (part 26)	
2.	Water content, %		24.2		IS 2720 (part 2)	
3.	Organic Carbon, %		0.41		IS 2720 (part 22)	
4.	Total Kjeldhal Nitrogen, %		0.016		AESPL/LAB/SOP/7.2.1.2/S-24	
5.	Available Phosphorus, kg/ha		72		Soil Testing in India Ministry of Agriculture, Government of India, January	
6.	Chloride, mg/kg		51.76			
7.	Available Sulphur, mg/kg		11.4			
8.	Potassium as K, kg/ha		70		AESPL/LAB/SOP/7.2.1.2/S-06;	
9.	Lead as Pb, mg/kg		< 0.02		EPA Method 3050 B.2	
10.	Texture, %		Coarse S	16	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22	
			Clay	36		
			Silt	27		
			Fine sand	21		

Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.

Himani P. Joshi.
(Report Reviewed By)**Sushma A. Gujar.**
(Authorized Signatory)**-End of Test Report-**



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Tel: 9112844844, CIN: U74999MH2001PTC132101 UDYAM-MH-19-0029787

Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-26/01/61A

Issue Date: 30/01/2026

Name of Customer & Contact Details	:	Agate Realtors & Developers		
Name of Site	:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA		
Nature of Sample	:	Uncultivated Soil	Location of Sample	: Near Sales Building
Date of Sample Drawn	:	20/01/2026	Time of Sample Drawn	: 09:45 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	22/01/2026	Sample Identification	: S-26/01/61
Sample Quantity & Container	:	1kg; PG bag & Aluminum container		
Date of Sample Analysis	:	22/01/2026 to 29/01/2026		
Environmental Conditions at site	:	Area: Clean, Colour: Brown		
Transportation Condition	:	Kept soil in polythene bag in a dry place		
Project/ Job number	:	ARD/MM/32/25-26 dtd 01 December 2025		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/S-01		
Environmental Condition while Testing	:	Ambient Temperature: 27.2°C and Humidity: 48%		
Sr. No.	Parameter with Unit	Result	Method of analysis	
1.	Silica as SiO ₂ , mg/kg	< 0.8	EPA Method 3050 B.2	
2.	Arsenic as As, mg/kg	< 0.02	EPA Method 3050 B.2	

Note:

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4. The result apply to the sample as received.

Himani P. Joshi.
(Report Reviewed By)



Sushma A. Gujar.
(Authorized Signatory)

-End of Test Report-

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TC-7085

**Test Report
(Water)****Ref. No.:** AESPL/LAB/C/W-26/01/257**Issue Date:** 27/01/2026

Name of Customer & Contact Details	:	Agate Realtors & Developers			
Name of Site	:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA			
Nature of Sample	:	Drinking Water	Location of Sample	:	Near Gate No. 2
Date of Sample Drawn	:	20/01/2026	Time of Sample Drawn	:	9.30 am
Sample Drawn By	:	AESPL	Transported By	:	AESPL
Date of Sample Receipt	:	22/01/2026	Sample Identification	:	W- 26/01/257
Sample Quantity & Container	:	F-1lit, Plastic can			
Date of Sample Analysis	:	22/01/2026 to 24/01/2026			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 27°C, Surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	ARD/MM/32/25-26 dtd 01 December 2025			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 26.7°C and Humidity: 49%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	6.8	6.5 – 8.5	No Relaxation	IS-3025(P-11)
2.	Hardness as CaCO ₃ , mg/l	50	200 Max	600 Max	IS-3025(P-21)
3.	Total Dissolved Solids@ 180°C, mg/l	70	500 Max	2000 Max	IS-3025(P-16)
4.	Alkalinity as CaCO ₃ , mg/l	42	200 Max	600 Max	IS-3025(P-23)
5.	Chloride as Cl ⁻ , mg/l	10	250 Max	1000 Max	IS-3025(P-32)
6.	Sulphate as SO ₄ ²⁻ , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
7.	Fluoride as F ⁻ , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
8.	Iron as Fe, mg/l	0.032	0.3 Max	No Relaxation	IS-3025(P-53)
9.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
10.	Conductivity@25°C, µmhos/cm	104	--	--	IS-3025(P-14)

Conformity Statement: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani***Himani P. Joshi.**
(Report Reviewed By)*Reshma S. Patil***Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

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TC-7085

**Test Report
(Water)**

Ref. No.: AESPL/LAB/C/W-26/01/258

Issue Date: 27/01/2026

Name of Customer & Contact Details	:	Agate Realtors & Developers			
Name of Site	:	C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA			
Nature of Sample	:	Drinking Water	Location of Sample	:	Near Entry Gate
Date of Sample Drawn	:	20/01/2026	Time of Sample Drawn	:	9.40 am
Sample Drawn By	:	AESPL	Transported By	:	AESPL
Date of Sample Receipt	:	22/01/2026	Sample Identification	:	W- 26/01/258
Sample Quantity & Container	:	F-1lit, Plastic can			
Date of Sample Analysis	:	22/01/2026 to 24/01/2026			
Environmental Conditions at site	:	Water Temperature: 22°C, Air Temperature: 27°C, Surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	ARD/MM/32/25-26 dtd 01 December 2025			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 26.7°C and Humidity: 49%			
Sr. No.	Parameter, Unit	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH value @ 25°C	6.9	6.5 – 8.5	No Relaxation	IS-3025(P-11)
2.	Hardness as CaCO ₃ , mg/l	366	200 Max	600 Max	IS-3025(P-21)
3.	Total Dissolved Solids@ 180°C, mg/l	640	500 Max	2000 Max	IS-3025(P-16)
4.	Alkalinity as CaCO ₃ , mg/l	350	200 Max	600 Max	IS-3025(P-23)
5.	Chloride as Cl ⁻ , mg/l	64	250 Max	1000 Max	IS-3025(P-32)
6.	Sulphate as SO ₄ ²⁻ , mg/l	96	200 Max	400 Max	IS-3025(P-24)
7.	Fluoride as F ⁻ , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60)
8.	Iron as Fe, mg/l	0.032	0.3 Max	No Relaxation	IS-3025(P-53)
9.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
10.	Conductivity@25°C, µmhos/cm	980	--	--	IS-3025(P-14)

Conformity Statement: Water sample is **Pass** as per IS 10500:2012 w.r.t. above mentioned tests.**Note:**

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.

*Himani***Himani P. Joshi.**
(Report Reviewed By)*Reshma S. Patil***Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/155809/2020
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 20/07/2020

To
M/s. Agate Realtors and Developers,
C.T.S. No. 432 (pt) of Village Marol,
Andheri (East), Mumbai.

Subject : Environment Clearance for Proposed Slum Rehabilitation Scheme under DCR-33(10) on land bearing C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA CHS (Prop.) by M/s. Agate Realtors and Developers

Reference : Application no. SIA/MH/MIS/155809/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 134th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 203rd meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

The details of Project are -Total Plot Area = 9000.44 Sq. m. FSI Area = 52,974.48 Sq. m Non-FSI Area = 32,498.89 Sq. m Total Construction Area = 85,473.37 Sq. m.

1. Building Configuration

Rehab Bldg: 1B+G/Stilt+17(pt): Height: 52.77 m

Sale Bldg: 2B+G/Stilt+23(pt): Height: 69.90 m.

2. Total residential tenements:

Rehab Bldg: Res.529, Shops: 33, Society Office: 5, Welfare centre: 3, Balwadi: 3, Amenity:6, Community hall :1, Religious Structure:1

Sale Bldg: Res:733, Society Office: 1, Fitness Centre: 1 Total Population:

Residential: Rehab Bldg: 2744, Sale Bldg: 3665

3. Total Water Requirement:

- Fresh Water: Rehab Bldg: 241 KLD,
- Sale Bldg: 330 KLD,
- Flushing Water: Rehab Bldg: 123 KLD, Sale Bldg:165 KLD,
- Gardening Water: 4 m3/day

4. Sewage Generation: Rehab Bldg: 316 KLD, Sale Bldg: 429 KLD

5. STP Capacity & Technology: Rehab Bldg:1 STP of 350 KLD, Sale Bldg:1 STP of 450 KLD Technology: Moving Bed Bio Reactor (MBBR)

6. STP Location: Below Ground

7. Rainwater Harvesting: - No. of pits & Size of Pits: 10Nos.of Pits , 3 Mtr.X 2 Mtr. X

2 Mtr. Sq. m Each

8. Details of UGT – No. & Capacity

Fire Fighting Tank: Rehab Bldg: 150KLD, Sale Bldg: 200 KLD Domestic Water Tank: Rehab Bldg: 241 KLD, Sale Bldg: 330 KLD Flushing Water Tank: Rehab Bldg: 123 KLD, Sale Bldg:165 KLD

9. Solid waste Generation: Total Municipal Solid waste: 3207 Kg/Day

Non- Biodegradable waste: Rehab Bldg:560 Kg/day, Sale Bldg:733 Kg/day, Biodegradable waste generation: Biodegradable waste: Rehab Bldg:814 Kg/day, Sale Bldg:1100 Kg/day

10. OWC Capacity: 2 OWC of capacity Rehab 1000 kg/day and Sale 1200 Kg/day

11. Energy Requirement:

Connected Load: Rehab Bldg: -1273.64 kW, Sale Bldg.: -4527.60 kW Demand Load: Rehab Bldg: -514.00 kW, Sale Bldg: -1811.04 kW

12. Energy Savings: 20.89% against conventional energy

13. No. of D. G. Sets & Capacity: Rehab Bldg: - 1 x 160 kVA, Sale Bldg:- 1 x 350 kVA

14. RG Required & Provided: RG Required 666.63sq.mt, RG Area Provided: 666.63 Sq. m.

15. Parking Provided: Four-Wheeler: 526 Nos.

16. EMP Cost

Sr. No	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/ yr)
1	Sewage Treatment Plant	Waste water Treatment	65.0	15.0
2	Rain Water Harvesting	UG Tank/ Rain water harvesting pit	12.0	0.6
3	Solid Waste Management	OWC	20.0	8.0
4	Green Belt Development	RG provided	30.0	6.0
6	Solar Energy	Lighting of pathways, lift lobby, staircase and landscape representing about 5% of the Energy Demand shall be met through 95 PV panels.	90.0	5.0

7	Environmental Monitoring	EMP costing	External MoEF accredited lab will be hired	0.9
		TOTAL COST	217.0	35.5
8	DMP Cost		459.8	27.5

17. CER: As per CER office memorandum of MOEF&CC dated 01.05.2018 and its subsequent circular dated 19.06.2018, we hereby undertake that we shall carry out the CER. The total project cost is Rs. 202.62 Cr and as per the above mentioned circular we have to spend 0.75% of the total project cost that amounts to Rs. 1.52 cr. on the various environmental promotional activities.

3. The proposal has been considered by SEIAA in its 203rd 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:

- i. PP to ensure that STP to be kept open minimum up to 40%.
- ii. The discharge of treated sewage to be reduced to 35% .
- iii. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.
- iv. PP to ensure that the energy savings from renewable sources shall be minimum 5 %.
- v. PP to explore conversion of 25% of four wheeler parking in to two wheeler parking as the project is SRA project.
- vi. PP to submit the sustainability report regarding Operation & maintenance of Environment infrastructure provided, so that same will be operated efficiently after liability of Developer is over.
- vii. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary, if applicable. The planning authority to ensure fulfilment of this condition before granting Commencement Certificates.
- viii. PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
- ix. SEIAA decided to grant EC for – FSI: 52,974.48 m2, Non-FSI: 32,498.89 m2 and Total BUA: 85,473.37 m2 (Plan Approval no- SRA/ENG/KE/MCGM/0056/20140910/AP/R dt. 30/11/2019, SRA/ENG/KE/MCGM/0056/20140910/AP/S dt. 04/01/2020)

General Conditions:

- i. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- ii. 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.
- iii. 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.
- iv. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- v. The height, Construction built up area of proposed construction shall be in accordance with

the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

- vi. 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.
- vii. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- viii. 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.
- ix. 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.
- x. Disposal of muck 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 approved sites with the approval of competent authority.
- xi. Arrangement shall be made that waste water and storm water do not get mixed.
- xii. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- xiii. 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.
- xiv. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- xv. 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.
- xvi. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- xvii. 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.
- xviii. 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.
- xix. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- xx. 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.
- xxi. 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.
- xxii. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- xxiii. Ready mixed concrete must be used in building construction.
- xxiv. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- xxv. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xxvi. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- xxvii. 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- xxviii. Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- xxix. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xxx. 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.
- xxxi. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxxii. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- xxxiii. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- xxxiv. Diesel power generating sets proposed as source of 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 DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- xxxv. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- xxxvi. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xxxvii. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- xxxviii. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- xxxix. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
 - xl. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - xli. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
 - xl. 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 in Para 2. Prior certification from appropriate authority shall be obtained.

- xlili. Wet garbage 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. Local authority should ensure this.
- xliv. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- xlv. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- xlvi. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- xlvi. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- xlvi. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- xlvi. 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://parivesh.nic.in>
- 1. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- li. 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.
- lii. 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.
- liii. 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.
- liv. 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.

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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the

clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. 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.


Anil Diggikar
(Member Secretary, SEIAA)

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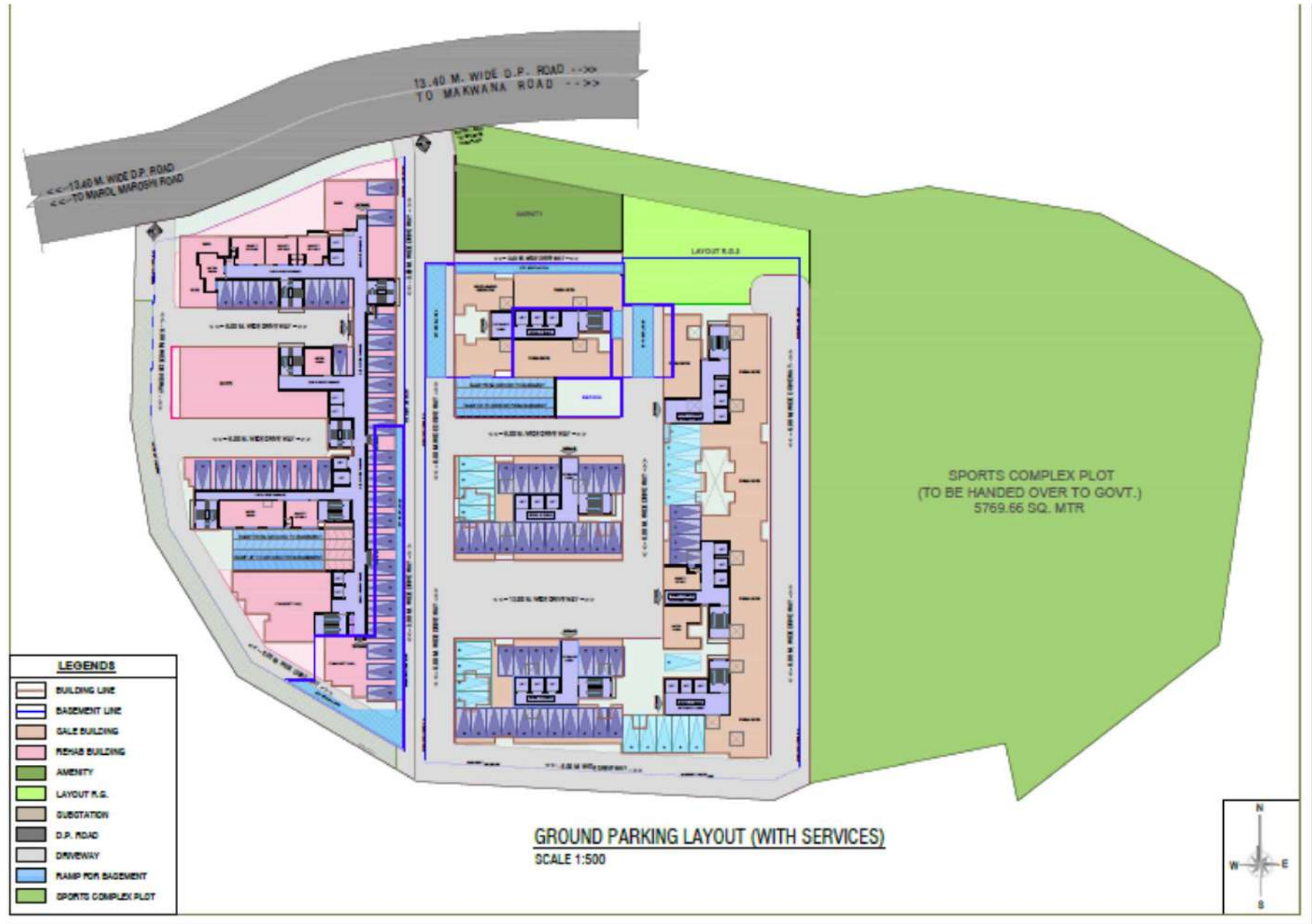
1. Shri Johny Joseph, Chairman, SEIAA.
2. Secretary, MoEF & CC
3. IA- Division MOEF & CC
4. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
5. Regional Office MoEF & CC, Nagpur
6. District Collector, Mumbai Suburban.
7. Commissioner, Municipal Corporation of Greater Mumbai.
8. Regional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

Revised Parking Statement

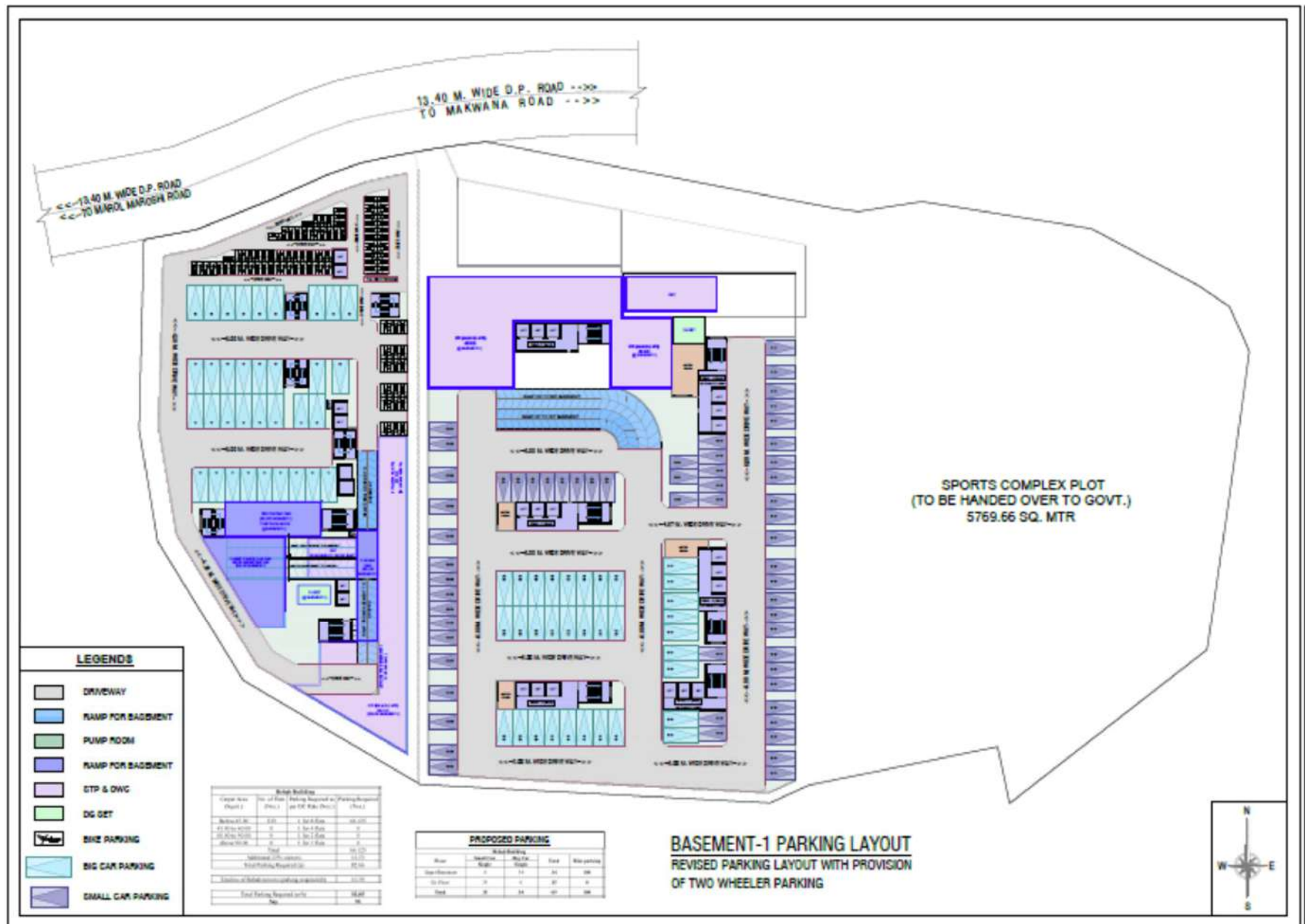
Building Name	Parking Level	Required Car Parking (as per norms)	Total Cars	Revised Parking	
				4W	2W
Rehab Building	Ground	93.0	35	35	0
	1 st Basement		58	34	104
	Rehab Total		93	69	104

Building Name	Parking Level	Required Car Parking (as per norms)	Total Cars
Sale Building	Ground	299	65
	1 st Basement		184
	2 nd Basement		184
	Sale Total		433
Total Project Parking (Sale + Rehab)		392	526

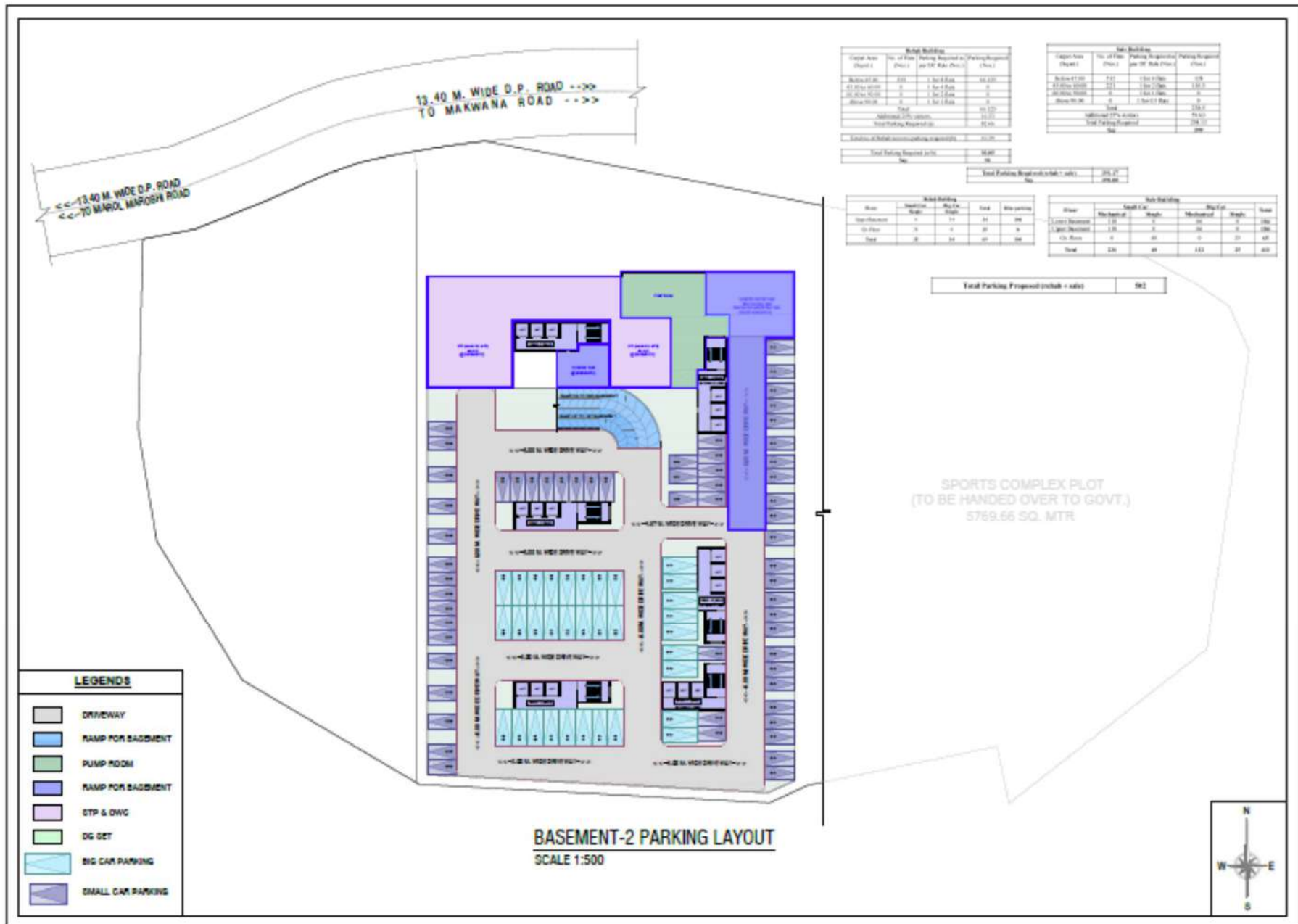
Parking Plan : Ground Floor



Parking Plan : Basement 1 (Rehab + Sale)



Parking Plan : Sale Basement 2



M/s. Agate Realtors & Developers

203-204, Orbit Plaza, 2nd floor, New Prabhadevi Marg, Prabhadevi, Mumbai – 400025
Ph no. 91 49153599 / 24223070

Date: 18/06/2020

To,
The District Collector (MSD),
10th Floor, Administrative Building,
Bandra (E), Mumbai – 53.

Subject : Contribution towards CER for Proposed Slum Rehabilitation Scheme under DCR-33(10) on land bearing C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA CHS (Prop.) by M/s. Agate Realtors and Developers which is under environmental clearance purview vide Proposal No. SIA/MH/MIS/155809/2020

Reference : Office Memorandum Dt. 1st May 2018 by Ministry of Environment, Forest and Climate Change Impact Assessment Division, New Delhi

Respected Sir,

With reference to the circular dated 1st May 2018, Brown field developments are required to provide CER as per this notification. We have Proposed Slum Rehabilitation Scheme under DCR-33(10) and currently under process of Environmental Clearance. As per the guidelines given by the MoEF we are required to provide up to 0.75% of the Capital Investment towards CER.

As per circular, district collector can add or delete activities for CER.

We are hereby giving a letter requesting for suggestions for activities towards which CER funds can be utilized.

We have identified certain activities to be carried out in immediate neighborhood which when implemented shall be beneficial to the environment and to the general public at large in our vicinity

We intend to spend approximately **Rs. 151.96 Lakhs** on the below activities. Following are the details of the same:

1. Infrastructure creation for health and sanitation - Construction/ Improvement of public toilets slum toilet blocks in K/E Ward with provisions for automated disinfection for enhanced safety during epidemics.


18/06/2020
जिल्हाधिकारी
मुंबई उपनगर जिल्हा

2. Education - Provision of infrastructure for Smart classes in the Anganwadis proposed in the project as well as other EWS housing projects in K/E Ward.

3. Skill Development - Provision of training infrastructure like AV Systems, Projectors, Conferencing facilities in the amenities in the project so that they can be utilized as Skill Development Centres under the National Skill Development Programme.

We request you to kindly evaluate the above plan and grant your consent to undertake these activities under CER.

Thanking You,

Authority Signatory



For M/s. Agate Realtors and Developers

Enclosed:

1. Copy of Circular dated 19/06/2018, and Office Memorandum dated 01/05/2018 of MoEF and CC.
2. Copy of CER Activity with details

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000221622/CE/2501001239

Date: 14/01/2025

To,
M/s. Agate Realtors and Developers, 432,
Village Marol, Andheri (East), K-E ward for
Gaodevi, Mumbai.



Sub: Consent to Establish for Proposed Commercial and Residential Construction Project under SRA Scheme.

- Ref:
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 12th CC meeting dtd-12.12.2024.

Your application NO. MPCB-CONSENT-0000221622

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.202.62 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Commercial and Residential Construction Project under SRA Scheme named as M/s. Agate Realtors and Developers, 432, Village Marol, Andheri (East), K-E ward for Gaodevi, Mumbai on Total Plot Area of 9000.44 Sq.Mtrs for construction BUA of 85,473.37 Sq.Mtrs as per EC granted dated-08.07.2020 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-08.07.2022	9000.44	85473.37

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	863	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-160	1	As per Schedule -II
S-2	DG Set- 350 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	1914 Kg/Day	OWC	use as manure
2	Non-Biodegradable waste	1293 Kg/Day	Segregation	Segregate & handed over to authorized vendor
3	Sludge	141 Kg/Day	drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	3042.00	Kg/Day	Sent to authorized vendor for re-process

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. The Project Proponent shall comply with the Environmental Clearance obtained dtd-08.07.2020 for construction project having total plot area of 9,000.44 Sq. Mtrs and total construction BUA of 85,473.37 Sq. Mtrs as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-01-14 22:10:06 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	405240.00	MPCB-DR-29416	27/09/2024	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **800 CMD for treatment of domestic effluent of 863 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	863.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-160 KVA	Acoustic Enclosure	5.00	HSD 32.0 Kg/Hr	1	SO ₂	15.36 Kg/Day
S-2	DG Set-350 KVA	Acoustic Enclosure		HSD 76.0 Kg/Hr	1	SO ₂	36.38 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakhs	within 15 days	Towards compliance of consent condition.	upto commissioning of unit or five years	upto commissioning of unit or five years

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.

- 8 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.
- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

PLANT NAME (COMMON NAME)	SYMBOL	NO.S
PALM TREE		03
ALMOND TREE		11
JAMBUL TREE		10
JANGALI ALMOND		02
WHITE JAM		02
GUAVA TREE		06
COCONUT TREE		46
MANGO TREE		18
JACKFRUIT TREE		01
RAMFHAL TREE		01
KARANJ TREE		01
SHEVGA TREE		05
PEEPAL TREE		08
AMLA TREE		04
SITAFHAL TREE		04
ASHOKA TREE		02
BANYAN TREE		02
NEEM TREE		01
UMBER TREE		07
JUNGLE UMBER		01
ZIZIPHUS TREE		02
JALEBI		09
NAME NOT KNOWN		16
TOTAL NUMBER OF TREES = 162		
TOTAL NUMBER OF TREES TO BE RETAINED = 24		

LEGENDS	
	BUILDING LINE
	BASEMENT LINE
	SALE BUILDING
	REHAB BUILDING
	AMENITY
	LAYOUT R.G.
	D.P. ROAD
	DRIVEWAY
	RAMP FOR BASEMENT
	SPORTS COMPLEX PLOT

REQUIRED R.G.=666.58 SQ.M.
PROVIDED R.G.=666.63 SQ.M.

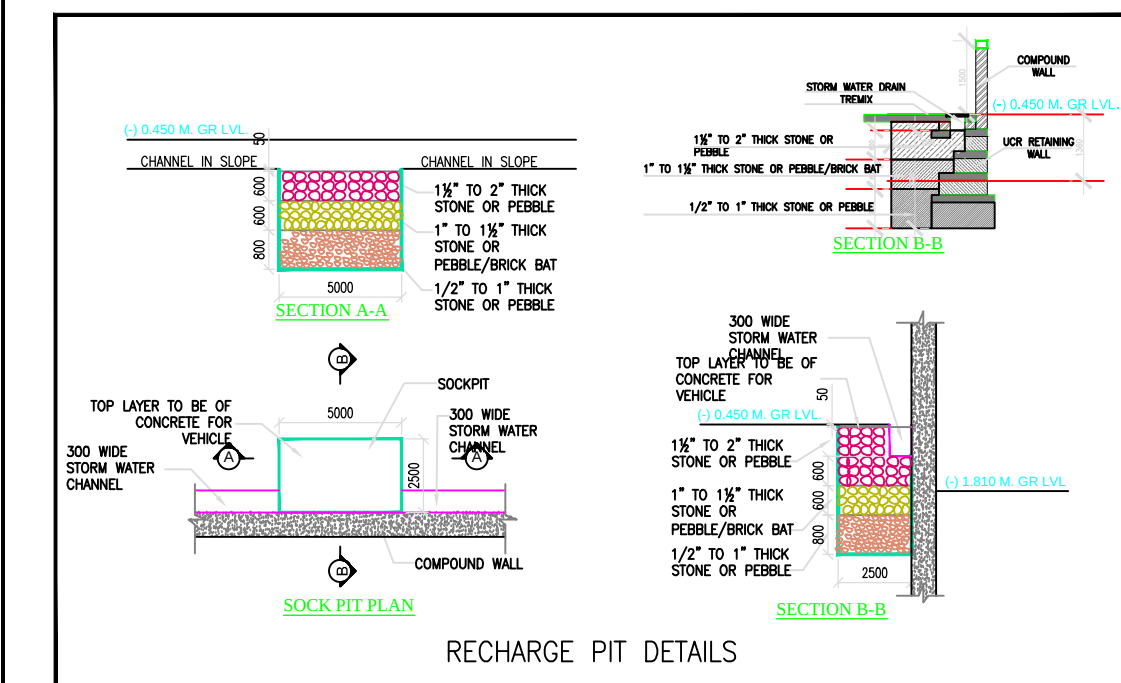
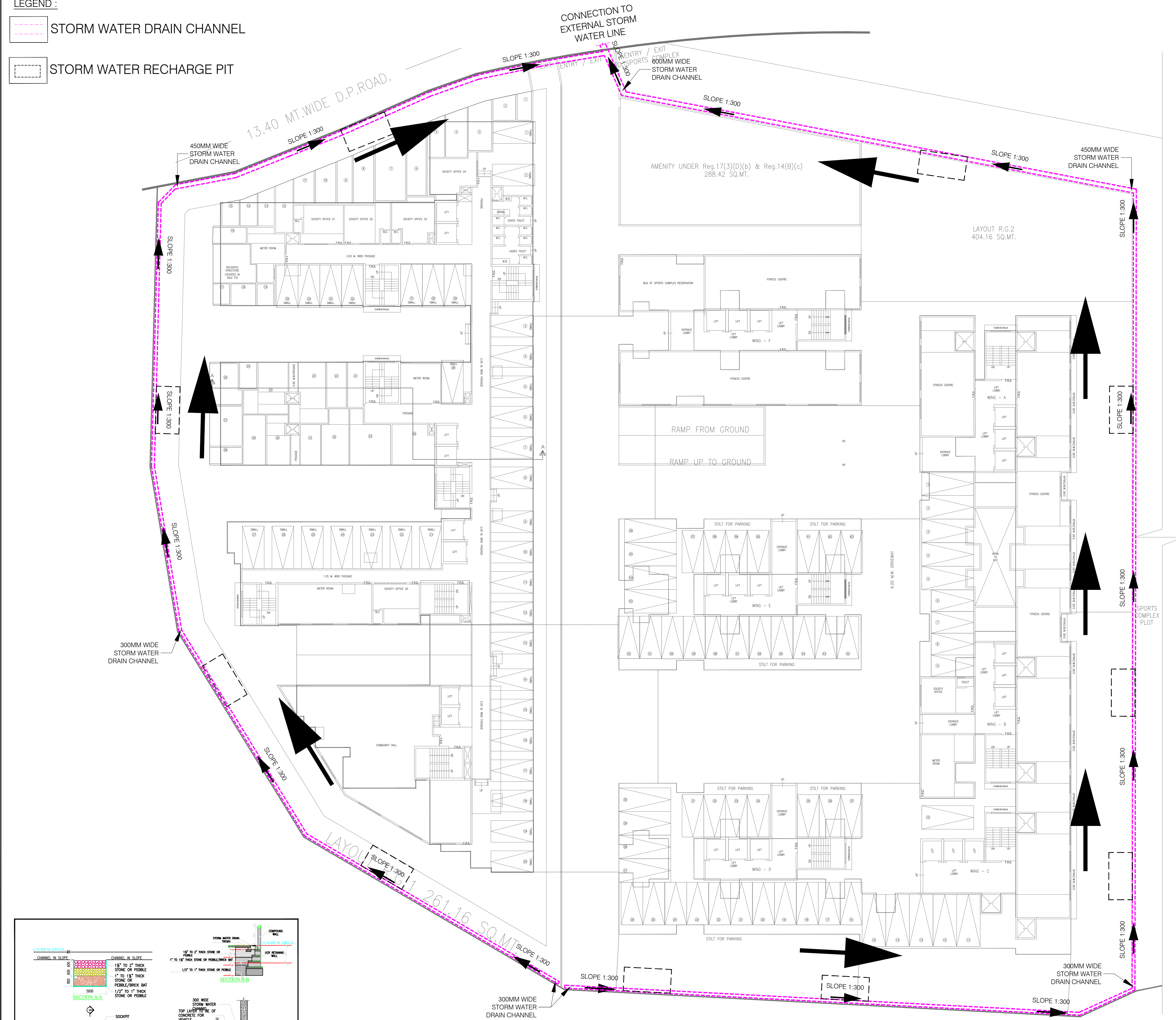


LANDSCAPE LAYOUT PLAN
SCALE 1:500

S.W.D. LAYOUT

LEGEND :

- STORM WATER DRAIN CHANNEL
- STORM WATER RECHARGE PIT



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Volume No. 09 • Issue No. 26 • Mumbai • Tuesday 1 August 2023 • Pages 8 Rs. 4

Times

Public Notice

All the concerned persons including bonafide residents, environmental groups and other are hereby informed that the Department of Environment, Government of Maharashtra has accorded Environmental Clearance to M/s. Agate Realtors and Developers for their project "Proposed Slum Rehabilitation Scheme under DCR-33(10) on land bearing C.T.S. No. 432 (pt) of Village Marol, Andheri (East), K-E ward for Gaodevi SRA CHS (Prop.) by M/s. Agate Realtors and Developers" vide letter no. SIA/MH/MIS/155809/2020 & file no. SIA/MH/MIS/155809/2020 Dated 08/07/2020 Published on 18.04.23

The copy of clearance letter is available with on the website of the State Environment Impact Assessment Authority Maharashtra at environmentclearance.nic.in

Owner of Flat No. C/1105, dome approximately 1143 Sq.Fts. i.e. Sq.Mts. Carpet area, on the 11th Wing C, in the Building known as "Prathamesh Residency", Society as "PRATHAMESH RESIDENCY Wing) C.H.S. LTD.", Situated Dadabhai Road, Opp. PWD Office Bhavans College, Andheri (W), M. 400058 (The Said Property) and Mrs. Hetal Shashank Doshi Shashank Pravinchandra Doshi in purchase the said Property from Ramesh Hanuman Agarwal, my instructed me to investigate title said Property, if any person, company, bank etc having any objection or having any claims, encumbrances, liens, rights, etc are hereby notified to submit their objections and/or encumbrances, liens, objections, etc within a period of 14 days from date of this notice. If no such encumbrances, liens or objection received, failing which my clients are declare that the said property is clear from encumbrance & marketable title Plus S. D'mello, Advocate
M/s. S. P. Consultants,
Office: 1st Floor, Anita Shopping Co. Opp. Post Office, Navghar, Vasai (W), Tal - Vasai, Dist - Palghar - 4012
Date: 01/08/2023

light to moderate rainfall is possible at

महा- मध्यान्ह...

/ संपादकीय

पान

क्र.६

दैनिक

मुंबई लक्षदीप

Web : mumbailakshadeep.in

संपर्क क्र. : ०२२-४६००१२७६ • ०२२-४६००७६४४ • ७७१८८७२५५९ • ९८९२३९२५५९ • ९८३३८९१८८८

आरएनआय नं. एमएएचएमएआर/२००९/०५४२६ पोस्ट क्र. एम.एन. डब्ल्यू/९९/२०२२-२४

• ९८३३८५२१११

मुंबई

वर्ष : २२

अंक : ३३७

पृष्ठे : ०८

मंगळवार, दि. ०१ ऑगस्ट २०२३

संपादक : डी. एन. शिंदे किंमत २ रुपये

ज्यातून ते "राजस्थान राज्य", "राजस्थान ऑफ
कंपनीज, जयपूर, राजस्थान यांच्या कार्यक्षेत्रात"
यलातारित करण्याकरिता कंपनीचे मेमोरॅण्डम ऑफ
असोसिएशनचे बहलप्याच्या निश्चितीसाठी कंपनीद्वारे
६३ शासन यांच्या कडे कंपनी काढवा २०१३ च्या
सलम १३ (४) अंतर्गत अर्ज वरण्याचे योजिले आहे.
योगायोगी व्यक्तीच्या हितास कंपनीचे नोंदणीकृत
कार्यालयाच्या निबोधित बहलामुळे काही बाधा येत
सल्यास त्यांनी त्यांच्या हिताचे स्वरूप व विरोधाचे
कारण निमूद केलेल्या प्रतिज्ञापत्रद्वारे त्यांचे आरोप
जि. पोस्टाने किंवा गुंतवणूकदार तक्रार नमुना भरून
एमसीए-२१ पोर्टल (www.mca.gov.in) वर सदर
चुना प्रकाशन तारिखपसून १४ दिवसांच्या आत
श्रीतीय संचालक, पश्चिम क्षेत्र, सरकार मंत्रालय, १००,
ब्रिगेस्ट ५ वा मजला, मरीन ड्राईव्ह, मुंबई -
४००००२ च्या कार्यालयात पाठवावी तसेच एक प्रत
अर्जदार कंपनीच्या खास्ती नमूद त्यांच्या नोंदणीकृत
कार्यालयात पाठवावे. शॉप नं. १०, ओम साई शुभम
हॉ. डी. सी. लिमिटेड, गीता नगर फेस ७,
मलाय ओव्हर ब्रिजच्या जवळ, मीरा रोड, ठाणे -
४०११०७, महाराष्ट्र, भारत.

च्या वतीने व करिता,
श्रीता मार्केटींग आणि सर्विसेस प्राव्हेट लिमिटेड
साठी/
आदित्य सुरेंद्रनाथ टिक्कू
संचालक
दिनांक : ०१/०८/२०२३
थळ : मुंबई डीआयएन : ०५१४९४७९

publication of this notice. If no
claims / objections are received
during this period the society
shall be free to issue duplicate
share certificate.

Place: Mumbai Sd/-
Date: 01.08.2023 Secretary

जाहीर सूचना

रहिवासी, पर्यावरणसंबंधी ग्रुप्स आणि इतर सर्व
संबंधीत व्यक्तींना कळविण्यात येते की, महाराष्ट्र
सरकारच्या पर्यावरण विभागाने मे अगाटे
रिअल्टर्स अँड डेव्हलपर्स त्यांच्या प्रकल्पासाठी
प्रस्तावित झोपडपट्टी पुनर्वसन योजना DCR-३३
(१०) च्या अंतर्गत C.T.S. क्रमांक ४३२ (pt) वर
के.ई. प्रभागाच्या गावदेवी एसआरए सीएचएस
(प्रॉप) साठी गाव मरोळ, अंधेरी (पूर्व) प्रकल्प
मे, अगाटे रिअल्टर्स अँड डेव्हलपर्स येथील
रहिवासी गृहसंकुल बांधकामास पत्र क्रमांक
SIA/MH/MIS/155809/2020 आणि फाइल क्र.
SIA/MH/MIS/155809/2020 दिनांक
०८/०७/२०२० द्वारे परवानगी दिली आहे व
१८.०४.२३ रोजी प्रकाशित झाली आहे.
सदर पत्र पर्यावरण विभाग महाराष्ट्र
(www.environmentclearance.nic.in) यांच्या
संकेत स्थळावर पाहता येतील.

महाराष्ट्र शासन

इलाखा शहर विभाग, (सा.बा.)

ई-निविदा सूचना क्र. ४८ सन २०२३-२०२४