

Renaissance Homes

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

30.5.2026

To,
The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001.

Subject : Submission of six-monthly EC Compliance Report for period **October 2025 to March 2026** for Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013.

Reference : Environmental Clearance by SEIAA, Maharashtra vide EC Application No: SIA/MH/MIS/14321/2020 dated 31st March 2020.

Dear Sir,

With reference to above, we wish to inform you that we have Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013. The project has been approved and granted Environmental Clearance by SEIAA, Maharashtra, EC Application No: SIA/MH/MIS/14321/2020 dated 31st March 2020.

As per the condition stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for period of **October 2025 to March 2026** along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Reports

We hope the above is to your satisfaction. Please acknowledge the receipt & oblige.

Thanking You.

Yours faithfully,
M/s. Renaissance Homes

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.

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)	Others - Construction project						
2.	Name of the project	Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013 by M/s. Renaissance Homes						
3.	Clearance letter (s)/OM no. and date	Environmental Clearance by SEIAA, Maharashtra vide EC Application No: SIA/MH/MIS/14321/2020 dated 31 st March 2020.						
4.	Location	Mumbai						
	(a) District	Mumbai Suburban						
	(b) State	Maharashtra						
	(c) Latitude / Longitude	Latitude: 18°59'45.61"N Longitude: 72°49'44.11"E						
5.	(a) Address for correspondence (b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Mr. Anil Deshmukh Director M/s. Renaissance Homes 203-204, 2 nd Floor, Orbit Plaza, New Prabhadevi Marg, Prabhadevi, Mumbai Tel. No: 02249153599 Mob. No. 8454092728						
6.	Salient Features							
	(a) Of the project	Total Plot Area (sq. m.): 3769.81 <table border="1"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Rehab Building (Wing A & B)</td> <td>G+22(pt)</td> </tr> <tr> <td>Sale Building (Wing C & D)</td> <td>G+3P+20(pt)</td> </tr> </tbody> </table>	Building Name	Configuration	Rehab Building (Wing A & B)	G+22(pt)	Sale Building (Wing C & D)	G+3P+20(pt)
Building Name	Configuration							
Rehab Building (Wing A & B)	G+22(pt)							
Sale Building (Wing C & D)	G+3P+20(pt)							
	(b) Of Environmental Management Plans	- Debris/ Topsoil Management - Transplantation of trees - Toilets for labour + drinking water + first aid arrangement - Portable STP - Environmental Monitoring - Sewage Treatment Plant - Solid waste management - Rainwater harvesting - Greenbelt						

October 2025 - March 2026



		- Disaster Management Plan - Water conservation measures - Energy conservation measures
7.	Breakup of the project area	
	(a) Submergence area: forest & non forest.	Nil
	(b) Others	The entire project area is non-agricultural land.
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.	Nil
	(a) SC, ST /Adivasis	Nil
	(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)	Nil
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and year of price reference.	Estimated Cost of the Project: 55.30 Cr.
	(b) Allocation made for environmental management plans with item wise and year wise break-up.	a) Capital Cost: Rs. 305.2 Lakhs. b) O & M cost: Rs. 22.7 Lakhs.
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	Yet to finalize.
	(d) Whether (c) include the cost of environmental management as shown in the above.	Not applicable since (c) is yet to finalize
	(e) Actual expenditure incurred on the project so far	As estimated
	(f) Actual expenditure incurred on the environmental management plans so far	As estimated
10.	Forest land requirement.	The project land is not a forest land.
	(a) The status of approval for diversion of forest land for non-forestry use	Not applicable.

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	(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	Nil
12.	Status of construction.	
	a) Date of commencement (Actual and / or planned)	14/05/2019
	b) Date of completion (Actual and / or planned)	14/05/2026
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 yet visited by Regional Officer
	(b) Date of site visit for this monitoring report	October 2025 - 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 by SEIAA, Maharashtra, vide EC Application No: SIA/MH/MIS/14321/2020 dated 31 st March 2020.



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HALF YEARLY EC COMPLIANCE REPORT

Ref	Environmental Clearance granted vide letter No. EC Application No: SIA/MH/MIS/14321/2020 dated 31st March 2020. (Annexure II)		
To	M/s. Renaissance Homes		
For	Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013		
Status	Rehab Building (Wing A & B)	G+22(pt)	
	Sale Building (Wing C & D)	G+3P+20(pt)	

Specific Conditions		
Sr. No.	Conditions	Reply
1.	PP to obtain MOU with adjoining plot on E side to have access of 2 mtr of width besides the building, so that case of emergency fire tender car move.	Refer copy of MOU with Developer of adjoining Property for allowing access to Fire tender car in case of emergency. Copy is enclosed as Annexure III .
2.	PP to abide by the CFO NOC	CFO NOC is attached as Annexure IV .
3.	PP to increase the solar energy saving from 5.06%	• We have increased Solar PV capacity from 10kW to 15 kW & Solar Hot Water Panels for 20% of Total Hot Water Requirement. • Addition of energy savings through Solar PV & Solar Hot Water Panels gives total energy saving increased from 5.04% to 5.94%.
4.	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 CC.	Project Site is 13.25 Km far from the boundary of Thane creek flamingo sanctuary as described in Draft notification of Thane creek flamingo sanctuary dated 06th November 2019. This distance is more than 10 km. Hence we are exempted from the NOC.
5.	PP to ensure that CER plans get approved from Municipal Commissioner.	Cost of the project: 55.30 Cr. Applicable norms in terms of % of the project cost for CER and amount: 2% of Proposed Project cost ie. Rs. 110.6 Lakhs CER activities proposed: 1. Development of Garden Adjoining to the project site: Rs.40.00 Lakhs

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		2. Ambulance will be given to Government hospital in Lower Parel: Rs.40.00 Lakhs 3. Allotment of Funds for Operation and maintenance of Municipal Toilets in nearby area: Rs. 30.6 Lakhs
6.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt. 04.01.2019	Noted & agreed.
7.	SEIAA decided to grant EC for FSI: 14526.36 m2, Non FSI: 7794.88 m2 and Total BUA: 22321.24 m2 (Plan Approval no-CHE/CTY/0485/G/S/337(New))	Noted & agreed.
General Conditions:		
Sr. No.	Conditions	Reply
i.	E-waste shall be disposed through Authorized vendor as per E-waste (Management Handling) Rules, 2016.	As and when generated will be collected and sent to MPCB authorized recyclers.
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.	Complied with
iii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Noted.
iv.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Complied with



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 to 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.	Complied with Our proposal is approved by MCGM, copy of approved layout Plan is enclosed as Annexure - V.
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	We have obtained Consent to Establish from MPCB vide Format1.0/BO/JD(WPC)/UAN No. 92463/HOD/CE/2008000575 dated 17.08.2020. Copy of Consent received is enclosed as Annexure VI.
vii.	All required sanitary and hygienic measure should be in place before starting construction activities and to be maintained throughout construction phase.	Yes, all the sanitary & hygienic measures were taken during construction phase, and they are as under: 1. Safe & clean water for workers. 2. Temporary toilets connected to soak pit followed by septic tank. 3. Regular medical checkups 4. Regular disposal of Solid waste to MSW facility. 5. Accumulation of stagnant water is / will be avoided to prevent breeding of mosquitoes. The above measures were 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 waste generated during the construction phase should be ensured.	Already Complied
ix.	A) The solid waste generated should be properly collected and segregated.	Solid Waste Generation & disposal during Operation Phase -

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	B) Wet waste should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. C) Dry/inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.	• Dry Waste – 333 kgs/day will be segregated and recyclable waste will be handed over to authorized vendor • Wet Waste –491 kgs/day will be treated in OWC • E Waste –as and when generated will be collected and sent to MPCB authorized recyclers. • STP Sludge – 36 kgs/day dried and used as manure in gardening
x.	Disposal of muck during construction phase should not be created and be disposed taking the necessary precautions for general safety and health aspects of people. Only in approved site with the approval of competent authority.	All construction waste was segregated properly. Most of that was reused for construction activity. Muck was dried before its final disposal.
xi.	Arrangement shall be made that waste and storm water do not get mixed.	Storm water drains are laid at a slope of 1 in 200 to the municipal outfall outside the plot hence, Natural Water Drainage Pattern is maintained.
x.	All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	Being a redevelopment project there was no significant amount of Topsoil which was generated
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the maximum extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage pattern of site is maintained.
xiii.	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agricultural Dept.	Complied with Tree NOC is enclosed as Annexure – VII.
xiv.	Soil and Ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of	Regular monitoring of soil is being carried out at site.



	heavy metals and other toxic contaminants.	Please refer Annexure I for Monitoring reports.
xv.	Constructions 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.
xvi.	Any hazardous waste generated during the construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra pollution control Board.	Not Applicable. No hazardous waste has been generated at the site to date. If generated any will be disposed of as per norms.
xvii.	The diesel generator set to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Presently no DG sets are deployed at construction site an alternate power supply is available.
xviii.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from the concerned authority shall be taken.	No DG sets are present.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakage.	The vehicles hired for bringing construction material at site are thoroughly checked with a valid PUC certificate. PUC register is maintained at site.
xvii.	Ambient noise level should conform to residential standards both during day and night. Incremental pollution loads on the ambient air noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction	We affirm that, regular noise level monitoring will be carried out at site. Please refer Annexure I for Monitoring reports.



	phase, so as to confirm to the stipulated standards by CPCB/MPCB.	
xix.	Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September 1999 and amended as on 27 th August 2003. (The above condition is applicable only if the project site is located within 100 km of Thermal Power Stations).	Not applicable since project site is not located within the 100 km of thermal Power Stations.
xx.	Ready mixed concrete must be used in building construction.	Yes, we will use ready mix concrete for building construction.
xxi.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Complied with
xxii.	Water demand during construction should be reduced by use of pre - mixed concrete, curing agents and other best practices referred.	Yes, this condition is complied with. We used ready mixed concrete for construction purposes which reduces water consumption.
xxiii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Not Applicable as no ground water source is available at site.
xxiv.	The installation of the Sewage Treatment Plant (STP) for treatment of 100% wastewater and treated wastewater has to be reused on site for landscape development, toilet flushing, cooling tower & other end uses. It should be certified by an independent expert and a report in this regard should be submitted to the ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100 % grey water by decentralized treatment should be done. Necessary	STP, 210 KLD, is provided with MBBR technology.



	measures should be made to mitigate the odor problem from STP.	
xxv.	Permission to draw ground water shall be obtained from the Competent Authority prior to construction / operation of the project.	No ground water sourced for construction or operational purposes.
xxvi.	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	Yes, complied. Dual plumbing line is provided for separation of grey and black water.
xxvii.	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, complied with. low flow fixtures for showers, Toilet Flushing and Drinking are provided.
xxviii.	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.	Yes, we used high quality double glass with special reflective coating in windows for reduction of electricity consumption and load on air conditioning.
xxix.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Yes, above condition will be complied with.
xxx.	Energy conservation measures like installation of CFLs / TFLs for the lighting the areas outside the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used 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 streetlights, common	Energy Conservation measures will be implemented. Following Energy Saving non-conventional methods will be applied: • Use of T5 lamps/CFLs for common areas • Common area and external lighting on multiple circuits under timer control. Solar power for water heating Elevators in group control.



	solar water heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	
xxxii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operational phase should be of enclosed type and conform to rules made under the environment (Protection) Act, 1986. The height of the stack of D.G. 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.	Alternate power supply is available.
xxxiii.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noise levels are maintained within prescribed limit. Please refer post monitoring report enclosed as Annexure-I .
xxxiv.	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.	Complied with
xxxv.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non- air- conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Yes, this condition is noted & opaque wall should meet prescriptive requirement as per Energy Conservation Building Code.



xxxv.	SPA shall ensure that the building should have adequate distance between them to allow movement of fresh air and passage of natural light, air, and ventilation.	Yes, building is constructed with adequate distance between them to allow movement of fresh air and passage of natural light, air, and ventilation.
xxxvi.	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.	Yes, above condition will be complied with.
xxxvii.	Under the provision of the Environmental (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, we have started construction work after obtaining Environmental clearance. Copy of Environmental Clearance is enclosed as Annexure -II .
xxxviii.	Six monthly monitoring reports should be submitted to regional office of Bhopal, MoEF, MPCB with the copy to this cell.	Yes, condition is complied with.
xxxix.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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, complied with.
xl.	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.	OWC has been installed and wet waste is being treated



xli.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW, adequacy of water requirement and green belt development with necessary permissions from the competent authorities and the certification by EC.	Noted.																												
xlii.	A complete set of all the documents submitted to Department should be forwarded to the MPCB	We will be submitting the complete set of the documents to the Department and will forwarded same to the MPCB.																												
xliii.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Yes, above condition is noted.																												
xliv.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	For the implementation of stipulation of environmental safeguards; a separate management cell is formed with qualified staff.																												
xliv.	Separate funds shall be allocated for implementation of environmental protection measures EMP along with item - wise breakup. 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.	A separate Environmental Management plan Budgetary is allotted. Details of same are as follows: <table><tr><th>Sr. No.</th><th>Particular</th><th>Capital Cost (in Lakh)</th><th>Recurring Cost (in Lakh) per Annum</th></tr><tr><td>1.</td><td>Sewage treatment plant (STP)</td><td>32</td><td>5</td></tr><tr><td>2.</td><td>Solid waste Management</td><td>10.5</td><td>3</td></tr><tr><td>3.</td><td>Rainwater Harvesting</td><td>10</td><td>0.1</td></tr><tr><td>4.</td><td>Green Belt</td><td>2.21</td><td>0.59</td></tr><tr><td>5.</td><td>Environmental Monitoring</td><td>-</td><td>1.20</td></tr><tr><td></td><td>Total</td><td>69.71</td><td>11.49</td></tr></table>	Sr. No.	Particular	Capital Cost (in Lakh)	Recurring Cost (in Lakh) per Annum	1.	Sewage treatment plant (STP)	32	5	2.	Solid waste Management	10.5	3	3.	Rainwater Harvesting	10	0.1	4.	Green Belt	2.21	0.59	5.	Environmental Monitoring	-	1.20		Total	69.71	11.49
Sr. No.	Particular	Capital Cost (in Lakh)	Recurring Cost (in Lakh) per Annum																											
1.	Sewage treatment plant (STP)	32	5																											
2.	Solid waste Management	10.5	3																											
3.	Rainwater Harvesting	10	0.1																											
4.	Green Belt	2.21	0.59																											
5.	Environmental Monitoring	-	1.20																											
	Total	69.71	11.49																											



Xivi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in	Yes, the above condition is complied with. We have published advertisements in two local newspapers.
xlvi.	Project management should submit six monthly reports in respect of the stipulated prior environmental clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	Yes, we will be regularly submitting six monthly compliance.
xlvi.	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, above condition will be complied with.
xlix	The proponent shall also 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.	Yes, the above condition is complied with. Please refer post monitoring report attached as Annexure-I.



1.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We shall be regularly submitting six monthly reports on the status of compliance.
li.	The environmental statement for each financial year ending 31 st March in Form -V as is mandated to be submitted by 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 Honorable 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.	Yes, the above condition is noted.
5.	In case of submission of false document and noncompliance of stipulated conditions, Authority/Environment department will revoke or suspend the environmental clearance without any initiation and initiate appropriate legal action under Environmental Protection Act, 1986	Yes, the above condition is noted. We will not submit any false document.



6.	The environmental department reserves the right to add any stringent condition or to revoke the clearance if condition stipulated are not implemented to the satisfaction of the department or for the matter for any administrative reason.	Yes, above condition is noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.	Yes, above condition is noted.
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.	Yes, above condition is noted.
9.	The above stipulation 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.	Yes, above condition will be complied with.
10.	Any appeal against this environmental clearance shall lie with the National Green Tribunal, (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, above condition is noted.



List of Annexures

Sr. No.	Annexures
1	Annexure I – Monitoring Report
2	Annexure II – EC copy
3	Annexure III – Copy of MOU
4	Annexure IV – CFO NOC
5	Annexure V – MMRDA approved layout
6	Annexure VI – Consent to Establish
7	Annexure VII – Tree NOC

**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.inTel: 9112844844, CIN: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Ambient Air)**

Ref. No.: AESPL/LAB/C/ A-26/02/39

Issue Date: 17/02/2026

Name of Customer & Contact	:	Renaissance Homes			
Name of Site	:	Proposed Redevelopment Scheme under DCR 33(7) on property bearing C.S. No. 211 and 212 of Lower Parel division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai – 400 013.			
Discipline & Group	:	Chemical: Atmospheric Pollution			
Description of Sample	:	Ambient Air			
Location of Sampling	:	Near Main Gate			
Date of Sampling	:	05/02/2026			
Sampling Time	:	09:20 to 17:20 hr.	Duration	:	08 Hr.
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	11/02/2026	Sample Identification	:	A-26/02/39
Sample Quantity & Container	:	SO ₂ :1 Bottle; NO _x :1 Bottle; PM ₁₀ -1; PM _{2.5} ; Bladder:1.			
Date of Sample Analysis	:	11/02/2026 to 16/02/2026			
Sampling Environmental Conditions	:	Temperature:28-39°C; Rain fall: No; P _{bar} : 755 mmHg.			
Transportation Condition	:	Bottles < 5°C	Filter papers in plastic container	Blisters, charcoal tubes at ambient temp.	
Sampling Equipment	:	RDS-I-14 & FDS-10			
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	:	---			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/A-01			
Sr. No.	Parameter	Result	Limits	Unit	Method of Analysis
1.	Sulphur dioxide as SO ₂	25.2	80 *	µg/m ³	IS 5182 (Part 2/Sec 1) 2023
2.	Nitrogen dioxide as NO ₂	38.1	80 *	µg/m ³	IS 5182 (Part 6) RA2022
3.	PM ₁₀	86.2	100 *	µg/m ³	IS 5182 (Part 23) RA2022
4.	PM _{2.5}	33.8	60 *	µg/m ³	IS 5182 (Part 24) RA2024
5.	Carbon monoxide as CO	0.69	04 **	mg/m ³	IS 5182 (part 10) RA2019

[#] 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 2009.**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.
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**

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.inTel: 9112844844, CIN: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Microbiology - Water)****Ref. No.:** AESPL/LAB/B/Mw-26/02/92**Issue Date:** 16/02/2026

Name of Customer	:	Renaissance Homes		
Name of Site	:	Proposed Redevelopment Scheme under DCR 33(7) on property bearing C.S. No. 211 and 212 of Lower Parel division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai - 400 013.		
Nature of Sample	:	Drinking water	Location of Sample	: Tower C
Date of Sample Drawn	:	05/02/2026	Time of Sample Drawn	: 11:05 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	11/02/2026	Sample Identification	: Mw- 26/02/92
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	12/02/2026 to 13/02/2026		
Environmental Conditions at site	:	Surrounding area is clear.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	--		
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: 23.9°C and Humidity: 45 %		
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-

**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.inTel: 9112844844, CIN: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Microbiology - Water)****Ref. No.:** AESPL/LAB/B/Mw-26/02/93**Issue Date:** 16/02/2026

Name of Customer	:	Renaissance Homes		
Name of Site	:	Proposed Redevelopment Scheme under DCR 33(7) on property bearing C.S. No. 211 and 212 of Lower Parel division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai - 400 013.		
Nature of Sample	:	Ground Water	Location of Sample	: Tower C Wing
Date of Sample Drawn	:	05/02/2026	Time of Sample Drawn	: 11:20 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	11/02/2026	Sample Identification	: Mw- 26/02/93
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	12/02/2026 to 13/02/2026		
Environmental Conditions at site	:	Surrounding area is clear.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	--		
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: 23.9°C and Humidity: 45 %		
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-

**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.inTel: 9112844844, CIN: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Noise)****Ref. No.:** AESPL/LAB/C/N-26/02/31**Issue Date:** 16/02/2026

Name of Customer & Contact Details		:		Renaissance Homes			
Name of Site		:		Proposed Redevelopment Scheme under DCR 33(7) on property bearing C.S. No. 211 and 212 of Lower Parel division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai – 400 013.			
Discipline & Group		:		Chemical: Atmospheric Pollution			
Description of Sample		:		Ambient Noise			
Location Details		:		At the Periphery of site			
Date of Sampling		:		05/02/2026	Period of Sampling	:	Spot
Start Time of Sampling		:		11.00Hr.	End Time of Sampling	:	11.20Hr.
Monitored By		:		ACD	Transported By	:	ACD
Date of Data Receipt		:		11/02/2026	Sample Identification	:	N-26/02/31
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 on03/12/2025; calibration due on 02/12/2026			
Project/ Job Number		:		---			
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.	Near Gate No.01				62.4		
2.	Near Gate No.02				61.3		
Limit as per EP Act for Industrial area					65		

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.**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.
4. Data provided by a customer, the results apply to the data 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**

"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.inTel: 9112844844, CIN: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Water)**

Ref. No.: AESPL/LAB/C/W-26/02/77

Issue Date: 16/02/2026

Name of Customer & Contact details	:	Renaissance Homes			
Name of Site	:	Proposed Redevelopment Scheme under DCR 33(7) on property bearing C.S. No. 211 and 212 of Lower Parel division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai – 400 013.			
Nature of Sample	:	Drinking water	Location of Sample	:	Tower C
Date of Sample Drawn	:	05/02/2026	Time of Sample Drawn	:	10:30 am
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	11/02/2026	Sample Identification	:	W-26/02/77
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	11/02/2026 to 13/02/2026			
Environmental Conditions at site	:	Water Temperature: 23°C, Air Temperature: 27°C, surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	--			
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: 26.8°C and Humidity: 44%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	6.9	6.5 – 8.5	No relaxation	IS-3025(P-11)
2.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
3.	Chlorides as Cl ⁻ , mg/l	7.0	250 Max	1000 Max	IS-3025(P-32)
4.	Hardness as CaCO ₃ , mg/l	52	200 Max	600 Max	IS-3025(P-21)
5.	Alkalinity as CaCO ₃ , mg/l	60	200 Max	600 Max	IS-3025(P-23)
6.	Total Dissolved Solids@ 180°C, mg/l	70	500 Max	2000 Max	IS-3025(P-16)
7.	Sulphate as SO ₄ ⁻² , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
8.	Iron as Fe, mg/l	0.030	0.3 Max	No relaxation	IS-3025(P-53)
9.	Fluoride as F ⁻ , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60)
10.	Conductivity@25°C, μmhos/cm	107	--	--	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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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***Himani P. Joshi.**
(Report Reviewed By)*Reshma***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**

"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.inTel: 9112844844, CIN: U74999MH2001PTC132101 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Water)**

Ref. No.: AESPL/LAB/C/W-26/02/78

Issue Date: 16/02/2026

Name of Customer & Contact details	:	Renaissance Homes			
Name of Site	:	Proposed Redevelopment Scheme under DCR 33(7) on property bearing C.S. No. 211 and 212 of Lower Parel division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai – 400 013.			
Nature of Sample	:	Ground water	Location of Sample	:	Tower C Wing
Date of Sample Drawn	:	05/02/2026	Time of Sample Drawn	:	11.20 am
Sample Drawn By	:	ACD	Transported By	:	ACD
Date of Sample Receipt	:	11/02/2026	Sample Identification	:	W-26/02/78
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	11/02/2026 to 13/02/2026			
Environmental Conditions at site	:	Water Temperature: 23°C, Air Temperature: 27°C, surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	--			
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: 26.8°C and Humidity: 44%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	6.8	6.5 – 8.5	No relaxation	IS-3025(P-11)
2.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10)
3.	Chlorides as Cl ⁻ , mg/l	14	250 Max	1000 Max	IS-3025(P-32)
4.	Hardness as CaCO ₃ , mg/l	48	200 Max	600 Max	IS-3025(P-21)
5.	Alkalinity as CaCO ₃ , mg/l	64	200 Max	600 Max	IS-3025(P-23)
6.	Total Dissolved Solids@ 180°C, mg/l	80	500 Max	2000 Max	IS-3025(P-16)
7.	Sulphate as SO ₄ ⁻² , mg/l	<5.0	200 Max	400 Max	IS-3025(P-24)
8.	Iron as Fe, mg/l	0.032	0.3 Max	No relaxation	IS-3025(P-53)
9.	Fluoride as F ⁻ , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60)
10.	Conductivity@25°C, μmhos/cm	112	--	--	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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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)**Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/143211/2020
Environment Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 31.03.2020.

To,
M/s. Renaissance Homes.
203-204, 2nd Floor, Orbit Plaza
New Prabhadevi Marg
Prabhadevi Mumbai

Subject : Environment Clearance for Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013 by M/s. Renaissance Homes

Reference : Application no. SIA/MH/MIS/143211/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC - 2 in its 131st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 197th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No	Description	Details
1.	Project Name & with Site Address	Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai 400013 by M/s. Renaissance Homes
2.	Plot Area (sq. m)	3769.81
3.	FSI Area (sq. m)	15,058.86
4.	Non-FSI Area (sq. m)	9,111.10
5.	Proposed built-up area (FSI + Non FSI) (sq. m)	24,169.96
6.	Building Configuration	Wing A & B(Rehab Bldg.): G+22(pt) Wing C & D(Sale Bldg.): G+3P+20(pt)
7.	No. of Tenements & shops	Rehab Bldg.: Res.168, Shops: 18, Society Office: 1, Parking Tower: with 17 Levels Sale Bldg.: Res:155, Society Office: 1, Fitness Centre: 1

8.	Total population	Rehab Bldg: 894 Sale Bldg: 775
9.	Total Water Requirement CMD	Rehab Bldg: 116 KLD Sale Bldg: 109 KLD
10.	Sewage Generation CMD	Rehab Bldg: 100 KLD Sale Bldg: 91 KLD
11.	STP Capacity & Technology	Rehab Bldg: 1 STP of 110 KLD Sale Bldg: 1 STP of 100 KLD Technology : MBBR
12.	STP Location	Below Ground
13.	Total Solid waste Quantities	- Wet Waste: Rehab Bldg: 258 Kg/day, Sale Bldg: 233 Kg/day - Dry Waste: Rehab Bldg: 178 Kg/day Sale Bldg: 155 Kg/day - E- Waste: Rehab Bldg: 420 Kg/year Sale Bldg: 388 Kg/year - STP Sludge (Dry sludge): - Rehab Bldg : 19 Kg/day Sale Bldg: 17 Kg/day - Total: 824 Kg/day (Dry + wet waste) - Disposal: Dry waste will be handed over to authorized recycler and wet waste will be treated in Organic Waste Composter (OWC).
14.	R.G Area in sq.m	Layout RG: 165.90 Handover RG: 570.18 Sq.Mtr. Location: On ground
15.	Power requirement	Sale Bldg :- 592 kw Rehab Bldg:- 377 Kw
16.	Energy Efficiency	Total Energy Savings: 20.62 % By Solar Enegy: 5.94 %
17.	D.G. set capacity	NA as alternate power supply is available.
18.	Parking 4W & 2W	4W: 212 Nos; 2W: 00
19.	Rain water harvesting Scheme	RWH Tank: Rehab Bldg: 6m x 1.5m x 2.55m Sale Bldg: 12.5m x 1m x 2.75m 1Nos For each Building Recharge pits: 6 nos. of RWH pits
20.	Project Cost in (Cr)	55.30 Cr.
21.	EMP Cost	Capital Cost – 305.2 Lakhs O & M Cost – 22.7 Lakhs

22.	CER Details	2 % of Project cost (i.e 1.10 Cr)
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3. The proposal has been considered by SEIAA in its 197th 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 obtain MOU with adjoining plot on E side to have access of 2 mtr of width besides the building, so that case of emergency fire tender car move.
- II. PP to abide by the CFO NoC.
- III. PP to increase the solar energy saving from 5.04 %.
- IV. 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 CC.
- V. PP to ensure that CER plan gets approved from Municipal Commissioner.
- VI. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- VII. SEIAA decided to grant EC for FSI: 14526.36 m2, Non-FSI:7794.88 m2 and Total BUA:22321.24 m2 (Plan Approval no-CHE/CTY/0485/G/S/337(New))

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.³
- 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.
- 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.
- 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.
- 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.
 - XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - XLVIII. 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.
 - XLIX. 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>
 - L. 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 Digrikar
(Member Secretary, SEIAA)

Copy to:

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



महाराष्ट्र MAHARASHTRA

2020



प्रधान मुद्रांक कार्यालय, मुंबई
प.स.वि.क. 2000099
- 6 MAR 2020
सदर अधिकारी

MEMORANDUM OF UNDERSTANDING

श्री. सी. टी. आवेकर

[Handwritten signature]

This Memorandum of Understanding is entered into at Mumbai on this
14th day of March 2020 executed by and

BETWEEN

M/s. Renaissance Homes, a partnership firm having office at 203-204, 2nd
Floor, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai - 400 025,
hereinafter called and referred to as "Renaissance" (which expression
shall, unless it be repugnant to the context or meaning thereof be deemed
to mean and include its partner/s for the time constituting the said firm,
M/s. Renaissance Homes, the survivors or survivor of them and the
respective heirs, executors and assigns of such last survivor) of the First
Part;

[Handwritten signature]



SIGNED SEALED AND DELIVERED by the)
within named, the party of the First Part M/s.)
Renaissance Homes, through its partner)
Vertex Realty Advisors Private Limited)
through its Authorized Signatory Mr. Anil)
Deshmukh in the presence of)



1. ARVIND SEMWAL *Arvind*)
2. SATISH PAWAR *Satish*)

SIGNED SEALED AND DELIVERED by the)
within named, the party of the Second Part)
Siddhivinayak Construction Private)
Limited through its Managing Director Mr.)
Sachin M Khanolkar in the presence of)

Sachin M Khanolkar



1. ARVIND SEMWAL *Arvind*)
2. SATISH PAWAR *Satish*)



TESTED BY ME

DINESH BABU MISHRA
Regn. No. 15055 B.A. LL.B.,
NOTARY GOVT. OF INDIA
Room No. 95, Phamabai Chawl,
Sewree Koliwada, Sewree (E)
Mumbai - 400 015.
Exp. Dt. 09/10/2024



CERTIFIED TRUE COPY

DINESH BABU MISHRA
Regn. No. 15055 B.A. LL.B.,
NOTARY GOVT. OF INDIA
Room No. 95, Phamabai Chawl,
Sewree Koliwada, Sewree (E)
Mumbai - 400 015.
Exp. Dt. 09/10/2024

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI FIRE BRIGADE

Sub:- Revised N.O.C stipulating fire protection and firefighting requirements for the proposed High rise residential building on plot bearing C.S. No. 211 & 212 of Lower Parel Division, Sitaram Jadhav Marg, Mumbai-400013 for Pardiwala Chawl, under D.C. regn. 33 (7).

Ref: i) Online submission from M/s Catapult.

ii) File No CHE/CTY/0485/GS/337(New) dated 20.12.2017.

E.E.B.P. (City)

In this case please refer NOC issued by this office vide No. FB/HR/R-II/58 dated 14.10.2015 for the construction high-rise residential composite building comprises of 4 wings i.e. wing A, wing B, wing C & wing D; Wing A is having ground floor + 1st to 21st upper residential floors with total height of 65.100 metres from general ground level to terrace level, wing B & wing C are having ground floor + 1st to 19th upper residential floors with total height of 59.300 metres from general ground level to terrace level and wing D is having ground floor + 1st to 15th upper residential floors (15th floor part) with total height of 47.700 metres from general ground level to terrace level with mechanized car parking tower between wing B & wing C having height 46.55 metres from ground level with emergency staircase. Wing A & wing B are interconnected at 8th and 15th floor level on refuge area and wing C & wing D are interconnected at 8th floor level on refuge area.

Now, the architect has submitted revised plans for approval for the construction of high-rise residential composite building comprises of 4 wings i.e. wing A, wing B, wing C & wing D; all wings having common ground floor for shops, society offices & other services; thereafter building is divided in to 4 wings i.e. wing A, B, C & D; wing A having 1st to 22nd upper residential floors (22nd floor part) with total height of 68.00 metres from general ground level to terrace level, wing B having 1st to 21st upper residential floors (21st floor part) with total height of 65.10 metres from general ground level to terrace level, wing C & D having common 1st to 3rd podium floors (12.60 M) for car parking accessible by two car lifts; thereafter wing C having 4th to 19th upper residential floors with total height of 65.10 metres from general ground level to terrace level and wing D is having 4th to 20th upper residential floors with total height of 68.00 metres from general ground level to terrace level with mechanized car parking tower attached to wing A at south side having height of 43.06 metres from ground level with emergency staircase. Wing A & wing B are interconnected by refuge area at 8th and 15th floor level and wing C & wing D are interconnected by refuge area at 6th & 13th floor level.

Floor wise User:

Floors	Occupancy per floor			
	Wing D	Wing C	Wing B	Wing A
Ground floor	19 shops, electric sub-station, meter rooms, U.G. tanks, pump room, society offices, etc.			
1 st floor	Podium for Stack car parking accessible by two car lifts		04 flats	02 flats

not complied with, this proposal shall be referred back to this department for issuing fresh NOC.

7. This N.O.C. is issued from the fire risk point of view only without prejudice to legal matters pending in Court of Law, if any.
8. Schematic Diagram shall be prepared and got approved from this department before installation of fixed fire fighting system.

Krishnat
Ramchan
dra Yadav
Scrutinized & prepared by
ADFO K. R. Yadav

Digitally signed by
Krishnat
Ramchandra Yadav
Date: 2017.12.23
15:27:28 +05'30'

Sanjay
Yashwant
Manjrekar
Scrutinized & verified by
DFO S. Y. Manjrekar

Digitally signed by
Sanjay Yashwant
Manjrekar
Date: 2017.12.23
15:42:50 +05'30'

Prataprao
B. Bhosale

Digitally signed by
Prataprao B. Bhosale
Date: 2017.12.23
16:49:09 +05'30'

Approved by
DY.CFO P.B. Bhosale.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpatur Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /Red/LSI

Date- 17/08/2020

Consent No: Format1.0/BO/JD(WPC)/UAN No. 92463/HOD/CE/ 2008000575

To,
M/s Renaissance Homes,
Proposed Redevelopment Scheme under DCR-33(7),
on plot bearing C.S. No. 211 and 212 of Lower Parel Division,
situated at Sitaram Jadhav Marg, Lower Parel, Mumbai

Subject: Consent to Establish in Red Category for redevelopment construction project.

Ref : 1. Consent application submitted by Sub-Regional Officer, Mumbai-I

For: Consent to Establish for redevelopment construction project.

Your application vide UAN No.0000092463 Dated: 23.05.2020.

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) 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 is granted for a period up to: Commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 55.30 Crs. (As per CA certificate submitted by project proponent).

Consent to Establish is valid for redevelopment construction project named as M/s Renaissance Homes, Proposed Redevelopment Scheme under DCR-33(7) on plot bearing C.S. No. 211 and 212 of Lower Parel Division, situated at Sitaram Jadhav Marg, Lower Parel, Mumbai having total plot area 3769.81 SqM. and total Construction BUA 24169.96 SqM including utilities and services as per EC dtd 31.03.2020 as per construction commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Trade effluent	NIL	NA	NA
2	Domestic effluent	191	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
-	—NA—	—	—	—

M/s. Renaissance Homes,

SRO Mumbai-I

UAN No 92463

Page 1 of 6

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	491 Kg/Day	OWC	Used as Manure
2	Dry garbage	333 Kg/Day	—	Segregate and Hand over to Local Body for recycling
3	STP Sludge	15 Kg/Day	—	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NA
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. Project Proponent shall install online monitoring systems for pH, TSS and flow at the outlet of STP.
11. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
12. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/143211/2020 dtd 31.03.2020 for proposed redevelopment construction project total plot area 3769.81 SqM. and total Construction BUA 24169.96 SqM

For and on behalf of the
Maharashtra Pollution Control Board

(Dr. Y. B. Sontakke)
Joint Director,
Water Pollution Control

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date
1	100000	MPCB-DR-0683	28.06.2020

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai-I— They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install Two Sewage Treatment Plant (STP) with design capacity of 110 CMD and 100 CMD based on MBBR Technology.

B] The Applicant shall operate the effluent 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	Standards prescribed by Board Limiting Concentration
1	pH	6.5 to 9.0
2	BOD (3 days 27°C)	10mg/l
3	Suspended Solids	20mg/l
4	COD	50mg/l
5	Total Nitrogen	10 mg/l
6	Ammonical Nitrogen	5 mg/l
7	Fecal Coliform	100 MPN/100ml

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, etc and remaining shall be used on land for gardening

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) The industry should 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1	Domestic purpose	225

- 4) 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 install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.*	Type Of Fuel	Quantity	UOM	S%	SO ₂ Kg/day
-	—NA—	-	-	-	-	-	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Maharashtra Pollution Control Board

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Schedule-III Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakhs	15 Days	Towards Compliance of Environmental Clearance & Consent conditions.	Upto Commissioning of the project	COU or Five years

The above Bank Guarantees shall be submitted in favour of Regional Officer, Mumbai and shall be submitted to Regional Office, Mumbai.

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) 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.
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

**MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY**

Office of the Supdt .of Gardens
Veermata Jijabai Bhosale Udyan,
Dr.Ambedkar Road, Byculla (East),
Mumbai-400 027.

To,
M/s. Renaissance Home,
202 -204 , 2nd Floor, Orbit Plaza ,
New Prabhadevi Road,
Mumbai- 400 025

Dy. SG/City/ 17 / PROP/IT/MDG/459
15-12-18
Date :-

Sub : Permission for Shifting /transplanting & Cutting of trees coming in the work of proposed redevelopment Scheme under DCR – 33 (7) on property bearig C.S.no. 211 and 212 of Lower Parel Div, building no. 81-83-85-87 -89A and 89 -91B , situated at Sitaram Jadhav Marg, Lower Parel, Mumbai-400 013, known as “Pardiwala Chawls” in 'G/South' ward.

Sir/ Madam,

Please refer to your Architect **M/s.Catapult Realty Consultants** letter no. **Nil** dt. **24.01.2018** for permission for removal of tree affected at work of proposed redevelopment Scheme under DCR – 33 (7) on property bearig C.S.no. 211 and 212 of Lower Parel Div, building no. 81-83-85-87 -89A and 89 -91B , situated at Sitaram Jadhav Marg, Lower Parel, Mumbai-400 013 , known as “Pardiwala Chawls” in 'G/South' ward has been considered by the Hon. Municipal Commissioner & Chairman, Tree Authority under Section 8(6) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975,as modified up to January 2018.& Sanction vide No. **MDG / 459** dt **12.10.2018**.

Hence , You are hereby directed to plant **06** nos trees in lieu of **Cutting 03** (Three) trees (Tree no.- 06, 07, 11), within 15 days from the execution of tree cutting , **Transplant 09** (Nine) trees (Tree no.-08 , 09 , 10 , 12 , 13, 14 , 15, 16, 21) .

You are requested to inform the Jr.Tree officer / Hort Asstt of concern ward about the date and time of cutting & transplanting of trees as per permission , so that the representative of this office will remain present to ensure the work carried out properly. Hort Assistant 'G/South' ward whose contact no is . 7208271082 .

The remaining **09** (Nine) trees (Tree no.01 , 02 , 03, 04 ,05 , 17 , 18 , 19 , 20) shall be **Retained** as it is , as per plan attached.

Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any

member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto five thousand rupees for every offense and also with imprisonment for a term of not less than one week. Which may extent upto one year . The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. Area as per the norms of Tree Authority before getting occupation /completion certificate of the Redevelopment building work.

As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of trees and the C.D. of the transplantation of the trees, you are also requested to plant indigenous variety of trees having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

Thanking you.

Yours faithfully,


11.12.18
Supdt. of Gardens
& Tree Officer

List of Indigenous variety of trees

Sr No.	Common Name	Botanical Name
1	Wad	Ficus bengalensis
2	Pimpal	Ficus religiosa
3	Umber	Ficus glomerata
4	Kanchan	Bauhinia purpurea
5	Kadamb	Anthocephalus indicus
6	Gunj	Adenanthera pavonia
7	Palas	Butea monosperma
8	Neem	Azardirachta indica
9	Mahogani	Swietenia mahigani
10	Mahua	Madhuca indica
11	Bahava	Cassia fistula
12	Sag	Tectona grandis
13	Arjun	Terminalia arjuna
14	Ain	Terminalia crenulata
15	Kinjal	Terminalia paniculata
16	Sita Ashok	Saraca indica
17	Undal	Calophyllum inophyllum
18	Nagkesar	Mesua ferrea
19	Champaka	Michelia champaca
20	Shivan	Gmelina arborea
21	Shirish	Albigia lebek
22	Bakul	Mimusops elengi
23	Beal	Aegle marmelos
24	Taman	Lagerstroemia speciosa
25	Hirda	Terminalia chebula
26	Beheda	Terminalia belerica
27	Coconut	Cocos nucifera
28	Awla	Emblica officinalis
29	Khair	Acacia catechu
30	Tetu	Oroxylum indicum
31	Chinch	Tamarandus indicum
32	Putranjva	Putranjiva roxburghi
33	Jangli Badam	Sterculia foetida
34	Bibba	Semecarpus anacardium
35	Thevetia	Thevetia peruvians
36	Ritha	Sapindus laurifollius
37	Chandan	Santalum album
38	Kumbha	Careya arborea
39	Fishtail palm	Caryota urens
40	Khajur	Phoenix sylvestre
41	Chafa	Plumeria rubra

**Having circumference of 1' above and height of 15' above, as per Tree Authority's resolution no.500, dt.18.03.2011