

HALF YEARLY EC COMPLIANCE REPORT

Ref	Environmental Clearance granted vide letter No. EC Identification No: EC24B3812MH5373784N dated 22 nd July 2025. (Annexure II)
To	M/s. Renaissance Spaces
For	Proposed Slum Rehabilitation Scheme under regulation 33(10) of Shastri Nagar (Sion) SRA CHS, JayBhavani Ajinkyatara SRA CHS (Prop) & Ashtavinayak SRA CHS on Plot bearing C.S. no 4 (pt) & 7 (pt) of Salt Pan Division, F/N ward of BMC Shastri Nagar, Sion (East), Mumbai-400022
Status	Excavation in progress for part portion

Specific Conditions		
A. SEAC Conditions: -		
Sr. No.	Conditions	Reply
1.	PP to obtain IOD/ IOA/ Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2004 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court order.	Yes, we have received Letter of Intent by Slum Rehabilitation Authority vide letter no SRA/ENG/2865/FN/STGOVT/LOI on dt 4th October 2022. Annexure III
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA Notification 2006, amended from time to time.	Undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA Notification 2006 is enclosed as Annexure IV .
3.	PP to obtain following NOCs & remarks as per amended planning: i) CFO NOC ii) Water supply NOC iii) Sewerage Remarks iv) Tree NOC v) Power supply NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.	Yes, we have received all the NOCs from concerned authorities. We are enclosing herewith • CFO NOC - Annexure V • Water supply NOC - Annexure VI • Sewerage Remarks - Annexure VII • Tree NOC - Annexure VIII • Power supply NOC - Annexure IX
4.	PP obtained Civil Aviation NOC vide letter dated 21.02.2024 for restricted height up to 69.55 mt. whereas the height of Rehab building (3 wings) is 94.40 mt. and height of sale buildings	Revised Civil Aviation NOC enclosed as Annexure X .

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	(wing 1 to 6) is 118.80 mt. PP to obtain and submit revised Civil Aviation NOC.	
5.	PP to submit revised coordinated layout and sections showing distances of all services like STP/OWC etc. from the boundary of the project site.	The revised coordinated layout and sections showing distances of all services like STP/OWC etc. from the boundary of the project site are enclosed as Annexure XI .
6.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.	We hereby commit to carry out online air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.
7.	PP to provide separate Sewage treatment plant for Rehab and Sale building.	Separate STP has been proposed for Rehab & Sale building of capacity 1300 KLD & 885 KLD respectively. Details of the same are enclosed as Annexure XII
8.	PP shall not make any changes / modification to the existing nallah without obtaining permissions from the competent authorities.	We have obtained the Nallah remarks from the competent Authority, to make any changes /modification. Copy of the same is enclosed as Annexure XIII
9.	PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.	Undertaking for reuse of the excess treated water on the site for construction purpose phase wise is enclosed herewith as Annexure XIV . After construction is completed, it will be handed over to MCGM for gardening & for construction purposes at another site.
10.	PP to complete tree plantation within the site during construction phase.	The tree plantation will be initiated during construction simultaneously.
11.	PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.	We hereby commit that continuous ambient air monitoring on the site during construction phase will be carried out on site during construction phase. Utilization of foggers will be ensured for the dust mitigation on the site and the cost for the same is included in the proposed EMP. Revised EMP enclosed as Annexure XV



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12.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.	We hereby commit that the e-waste generated from the project will be handled and disposed of through MPCB authorized vendor. The compliance of E-Waste Management Rules, 2016 and 2022 amended from time to time, will be ensured.
Specific Conditions		
B. SEIAA Conditions: -		
Sr. No.	Conditions	Reply
1.	PP has provided mandatory RG area of 2278.30 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Yes we affirm that we will provide RG area of 2278.30 m ² on mother earth without any construction.
2.	This EC is restricted for Building T1 to T3 up to 100.50 m, Tower 4 up to 109.65 m, Tower 5 up to 118.80 m, Tower 6 up to 118.80 m as per received CFO NOC dated 14.05.2025 and 15.05.2025.	Noted and agreed.
3.	This EC is restricted up to 65.45 m as per Civil Aviation NOC dated 21.02.2024.	Noted and agreed.
4.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and agreed.
5.	PP to achieve at least 5% of total energy requirement from solar / other renewable sources.	Energy Saving by solar is 5%
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 and agreed.
7.	SEIAA decided to grant EC for-FSI - 2,12,792.04 m ² , Non FSI - 2,11,925.10 m ² , Total BUA - 4,24,717.14 m ² . (Plan approval No.	Noted and agreed.



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	SRA/ENG/2865/FN/STGOVT/LOI dated 04.102022)	
General Conditions:		
a) Construction Phase: -		
Sr. No.	Conditions	Reply
i.	The solid waste generated should be properly collected & segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid Waste Generation & disposal during construction Phase - • Dry Waste - as and when generated will be segregated and handed over to authorized vendor • Wet Waste - as and when generated will hand over to municipal facility • Construction Waste - as and when generated - 10% will be used on site for refilling, back filling of Existing Basement and internal road. The remaining quantity Will be transported in covered vehicle to the designated site permitted in Debris NOC following the debris management plan and C and D rules 2016. Copy of C&D permission enclosed as Annexure XVI
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Construction Waste - as and when generated - 30% will be used on site for refilling, back filling. The remaining quantity will be transported in covered vehicle to the designated site permitted in Debris NOC following the debris management plan and C and D rules 2016.
iii.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of Maharashtra Pollution Control Board.	No hazardous waste is generated at site till date as no construction work is started.
iv.	Adequate drinking water & sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater	• Safe drinking water, sanitation and sewerage facility will be provided at site for construction workers. • Portable Sewage treatment plant will be provided.

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	and solid wastes generated during the construction phase should be ensured.	Photographs of labour facilities provided at site enclosed as Annexure XVII.
v.	Arrangement shall be made that wastewater 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. Copy of SWD remarks enclosed as Annexure XVIII.
vi.	Water demand during construction phase should be reduced by use of pre-mixed concrete, curing agents and other best practices.	The measures such as, use of ready-mix concrete, curing compound, admixture is to reduce water demand will be undertaken during construction phase.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	There is no ground water source at site.
viii.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project	There is no ground water source at site.
ix.	Fixtures for showers, toilet flushing and drinking should be low flow either by use of aerators or pressure-reducing devices or sensor-based control.	Yes, low flow rate fixtures and low flush cisterns will be used during operation phase.
x.	The Energy Conservation Building Code shall be strictly adhered to.	Yes, the condition is noted.
xi.	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 will not be a significant amount of Topsoil which will be 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 will be maintained. Additional soil required to maintain site ground level will be generated within site.

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xiii.	Soil and Ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Regular monitoring of soil is being carried out at site. Please refer Annexure I for Monitoring reports.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted & agreed
xv.	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.
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 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 phase, so as to confirm to the stipulated standards by CPCB/MPCB.	We affirm that, regular noise level monitoring will be carried out at site. Please refer Annexure I for Monitoring reports.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of Act, 1986. The height of stack of DG sets should be equal to the height needed preferred. The location of the DG sets may be decided with in consultation	DG sets will be used as backup, care is taken that adequate acoustic is provided to prevent noise and should conform to rules made under the Environment (Protection) Act 1986, prescribed for air and noise emission standards.

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	with Maharashtra Pollution Control Board.	
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Regular supervision of the above and other measures for monitoring is being ensured through company officials. Monitoring is carried out throughout construction phase to avoid disturbance to the surroundings.
General Conditions:		
b) Operation Phase: -		
Sr. No.	Conditions	Reply
i.	a) The solid waste generated should be properly collected and segregated. B) Wet waste should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. C) Dry/inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.	Solid Waste Generation & disposal during Operation Phase - • Dry Waste - 5,009 kgs/day will be segregated and recyclable waste will be handed over to authorized vendor • Wet Waste - 3,341 kgs/day will be treated in OWC • E Waste - as and when generated will be collected and sent to MPCB authorized recyclers. • STP Sludge - ~200 kgs/day dried and used as manure in gardening
ii.	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.
iii.	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% gray water by decentralized treatment should be	• 2 STP of 1300 CMD for Rehab & 885 CMD for Sale will be provided for the treatment of sewage generated from the project. • MBBR Technology is proposed to ensure sustainable environment. • Reutilization of treated water from STP for flushing and gardening • Balance treated sewage will be disposed off to existing sewer line.



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	done. Necessary measures should be made to mitigate the odour problem from STP.										
iv.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	• 2 STP of 1300 CMD for Rehab & 885 CMD for Sale will be provided for the treatment of sewage generated from the project. • Organic waste converter will be installed prior to operation. • Also, development of the green belt will be carried out before the operational stage.									
v.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Yes, we affirm that we will be comply with all the facilities will be in place prior to application for OC.									
vi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Parking is planned in such a way that there will not be any traffic congestion issue. Parking will be fully internalized. Proposed Parking <table border="1"> <thead> <tr> <th>Building</th><th>Rehab (nos.)</th><th>Sale (nos.)</th></tr> </thead> <tbody> <tr> <td>4-wheeler</td><td>262</td><td>2524</td></tr> <tr> <td>2-wheeler</td><td>66</td><td>631</td></tr> </tbody> </table>	Building	Rehab (nos.)	Sale (nos.)	4-wheeler	262	2524	2-wheeler	66	631
Building	Rehab (nos.)	Sale (nos.)									
4-wheeler	262	2524									
2-wheeler	66	631									
vii.	PP to provide electric charging points for electric vehicles (EVs).	Condition is Noted & will be complied with. We will provide electric charging points for electric vehicles (EVs).									
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	• RG required: 2278.30 (8%) • RG provided on Mother Earth: 3100.85 (9%) • Existing trees on plot: 190 nos. • No. of trees to be cut: 67 nos. • No. of trees to be transplanted: 59 nos. • No. of trees to be retained: 64 nos. • No. of trees to be planted: 801 nos. ○ In RG area: 0 nos.									



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		○ In Miyawaki Plantation (with area): 114 sq. m. ● Total Nos. of trees after development: 560 nos.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Yes, a separate environmental management cell with qualified staff will be in place.
x.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-ups. This cost shall be included as part of the project cost. The funds embarked for the environment protection measures shall not be diverted for other purposes.	Yes, break up of Environmental Management Plan is as given below: Construction phase: a) Capital Cost: 492 Lakhs. b) O & M cost: 31.15 Lakhs. Operation phase: a) Capital Cost: 1824.5 Lakhs. b) O&M cost: 208.7 Lakhs.
xi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen at website at http://envis.maharashtra.gov.in	Yes, we had published advertisement in two local newspapers, copy of same is attached as Annexure XX.
xii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any from whom suggestions / representations if any were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Yes, said condition is complied.
xiii.	The proponent shall upload the status of compliance of the stipulated EC	Yes, said condition is noted and will be complied with.

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	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 of CPCB & SPCB. The critical pollutant level namely SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral parameters, indicate for the project shall be monitored and displayed in the public domain.	
c) General EC Conditions: -		
Sr. No.	Conditions	Reply
i.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
ii.	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site	We have obtained Consent from MPCB vide Format 1.0//UAN No.0000261832/CE/2601002824 dated 27/01/2026 Copy of Consent received is enclosed as Annexure XXI.
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Yes, the condition is noted.
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Six monthly compliance reports and monitoring data are submitted to the concerned authorities regularly.



v.	The environmental statement for each financial year ending 31st 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.
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted & agreed.
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board of 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.	Yes, said condition is noted. The proposed project site is not located within forest land hence obtaining Forestry & Wildlife clearance is not applicable to us.



