

Pebble Park Developers LLP

LLPIN : AAM -6173

Raheja Chambers, Linking Road & Main Avenue, Santacruz (West), Mumbai 400 054.; Tel: +91 80971 75449

13th May 2026

To,

Ministry of Environment, Forest & Climate Change
Integrated Regional Office,
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur – 440 001, Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environmental clearance letter for the proposed Construction of 'Redevelopment of Patel Nagar C.H.S Ltd, at CTS No. 1084, Kandivali (West), Mumbai – 400067. Maharashtra.'

Ref. No. : Environmental clearance no. SIA/MH/MIS/285338/2022, dated: 11/04/2023.

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter no. **SIA/MH/MIS/285338/2022, dated: 11/04/2023** along with the necessary annexure.

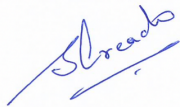
This compliance report is submitted for the period from **October 2025 to March 2026**.

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking You,

Yours Sincerely,

For, **M/s. Pebble Park Developers LLP**



Authorized Signatory

Encl : Part A: Current status of construction work.
Part B: Point-wise compliance status.
Datasheets & Annexures.

Copy to Regional Office, MPCB, Sion, Mumbai.
Regional Office, CPCB, Pune.
Department of Environment, Mantralaya, Mumbai.

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13th May 2026

To,

Regional Office, Maharashtra Pollution Control Board,

Kalpataru Point, 1st floor, Sion Circle,

In front of Cine Planate Theater,

Shiv (East), Mumbai - 400 022. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environmental clearance letter for the proposed Construction of 'Redevelopment of Patel Nagar C.H.S Ltd, at CTS No. 1084, Kandivali (West), Mumbai - 400067. Maharashtra.'

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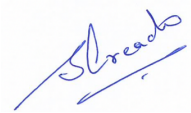
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13th May 2026

To,

**Member Secretary, State Level Environmental Impact Assessment Authority
(SEIAA),**

217, Department OF Environment, Government of Maharashtra,
2nd Floor, Annex Building,
Mantralaya, Mumbai – 400 032. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environmental clearance letter for the proposed Construction of 'Redevelopment of Patel Nagar C.H.S Ltd, at CTS No. 1084, Kandivali (West), Mumbai – 400067. Maharashtra.'

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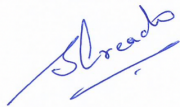
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Pebble Park Developers LLP

LLPIN : AAM -6173

Raheja Chambers, Linking Road & Main Avenue, Santacruz (West), Mumbai 400 054.; Tel: +91 80971 75449

13th May 2026

To,

Regional Directorate, Pune, Central Pollution Control Board,
(Ministry of Environment, Forest & Climate Change), Govt. of India,
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune – 411 045. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & Conditions stipulated in Environmental clearance letter for the proposed Construction of 'Redevelopment of Patel Nagar C.H.S Ltd, at CTS No. 1084, Kandivali (West), Mumbai – 400067. Maharashtra.'

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Regional Office, MoEF & CC, Nagpur.
Department of Environment, Mantralaya, Mumbai.

Your (Half Yearly Compliance Report) has been Submitted with following details

Proposal No	SIA/MH/MIS/285338/2022
Compliance ID	1227660759
Compliance Number(For Tracking)	EC/M/COMPLIANCE/1227660759/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	14-05-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.

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Annexure – 03	Commencement Certificate
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: Part A:

Current Status of Work

Status of construction work	:	Total construction work done till March 2026 is approx. 50,000 Sq. m
Date of commencement (Actual and/or planned)	:	June 2023 (Actual)
Date of completion (Actual and/or planned)	:	December 2029 (Planned)

: PART B:

Compliance status of conditions stipulated in Environmental clearance letter for the proposed Construction of ‘Redevelopment of Patel Nagar C.H.S Ltd, at CTS No. 1084, Kandivali (West), Mumbai. Maharashtra granted by SEIAA, Govt. of India vide EC no. SIA/MH/MIS/285338/2022, dated: 11/04/2023 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status										
SPECIFIC CONDITIONS :-												
PART A: SEAC CONDITION :-												
i	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	<ul style="list-style-type: none"> ❖ Municipal Corporation of Greater Mumbai (MCGM) issued concession approval for project vide letter no. P- 9243/2021/(1084)/R/C Ward/KANDIVALI R/C/337/1/New, dated: 14/06/2022. ❖ Please refer Annexure – 1 for Concession approval. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th align="left">Description</th> <th align="left">Areas (Sq. mt.)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Approved area as per Concession approval dated 14.06.2022</td> <td>FSI area: 29,490.69 sq. mt.</td> </tr> <tr> <td>Non FSI Area: 35,982.67 sq. mt.</td> </tr> <tr> <td>Total Construction Built-Up Area: 65473.36 sq. mt.</td> </tr> <tr> <td rowspan="3">Proposal submitted for Environmental Clearance (EC)</td> <td>FSI area: 29,490.69 sq. mt.</td> </tr> <tr> <td>Non FSI Area: 35,982.67 sq. mt.</td> </tr> <tr> <td>Total Construction Built-Up Area: 65473.36 sq. mt.</td> </tr> </tbody> </table> <ul style="list-style-type: none"> ❖ Undertaking stating breakup of commensurate Non FSI area as per Commencement Certificate is attached. ❖ Please refer Annexure – 2 Undertaking for Non FSI. ❖ MCGM issued commencement certificate for project vide letter no. P-9243/2021/(1084)R/C Ward/KANDIVALI/R/C/CC/1/Amend, dated: 28/06/2023, 28/03/2023, 28/06/2023, 10/01/2025, 14/08/2025. ❖ Please refer Annexure – 3 Commencement Certificate. 	Description	Areas (Sq. mt.)	Approved area as per Concession approval dated 14.06.2022	FSI area: 29,490.69 sq. mt.	Non FSI Area: 35,982.67 sq. mt.	Total Construction Built-Up Area: 65473.36 sq. mt.	Proposal submitted for Environmental Clearance (EC)	FSI area: 29,490.69 sq. mt.	Non FSI Area: 35,982.67 sq. mt.	Total Construction Built-Up Area: 65473.36 sq. mt.
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ii	PP to obtain following NOCs & remarks: a) SWD NOC/remarks; b) Tree NOC	<p><u>SWD NOC/remarks</u></p> <ul style="list-style-type: none"> ❖ Received SWD remarks from Authorized Plumbing consultant dated: 09/09/2022. ❖ Please refer Annexure – 4 for SWD remark 										

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		<p><u>Tree NOC</u></p> <ul style="list-style-type: none"> ❖ Application for tree NOC submitted to MCGM dated: 23/08/2022. ❖ Tree NOC shall be submitted along with six monthly compliance report to SEIAA once received. ❖ Please refer Annexure – 5 Application for tree NOC
iii	PP to shift plant room of STP above the ground & submit revise layout of STP accordingly.	<ul style="list-style-type: none"> ❖ PP has shifted plant room of STP above ground. Revised plan and section indicating location of plant room is attached. ❖ Please refer Annexure – 6 for Revised Plant room of STP.
iv	PP to include cost of mechanical ventilation DMP in EMP; PP to provide portable STP for workers during construction phase. Accordingly, revise EMP of Construction & Operation phase.	<ul style="list-style-type: none"> ❖ PP has already included cost of mechanical ventilation in Disaster Management Plan (DMP) and the same is included in EMP ❖ As per suggestion of Hon. SEAC 2, we shall provide portable STP for treatment of sewage generated due to workers during construction phase. ❖ Costing of the same is also included in Environment Management Plan (EMP) and revised EMP of Construction and Operation phase is attached. ❖ Please refer Annexure – 7 for Revised EMP.
PART B: SEIAA CONDITION		
1.	PP to plant as many trees as cumulative age of trees be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.	❖ Agreed to comply with.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Agreed to comply with.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	❖ Noted.
5.	SEIAA after deliberation decided to grant EC	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	for- FSI area- 29490.69 m2, Non FSI area - 35982.67 m2 and total BUA - 65473.36 m2. (Plan approval No. P- 9243/2021/(1084)/R/C Ward/KANDIVALI R/C/337/1/New, dated- 14.06.2022) (Restricted as per appraisal).	
GENERAL CONDITION		
A	Construction Phase:	
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<ul style="list-style-type: none"> ❖ Demolition debris generated during demolition of existing buildings has been partly reused on site and remaining disposed to authorized landfill site with permission from MCGM. ❖ Please refer Annexure – 8 for SWM NOC. ❖ Excavation material (3500 cum) has been reused for backfilling on site. ❖ Separate storage for excavation and construction waste.
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	<ul style="list-style-type: none"> ❖ Demolition debris generated during demolition of existing buildings has been partly reused on site and remaining disposed to authorized landfill site with permission from MCGM. ❖ Please refer Annexure – 8 for SWM NOC. ❖ Excavation material (3500 cum) has been reused for backfilling on site. ❖ Separate storage for excavation and construction waste.
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> ❖ No generation of hazardous waste during construction.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> ❖ 55 nos of temporary accommodation have been provided for 145 nos of residential workers & also 15 nos of non-residential workers are working on site. ❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose, 9 nos of toilets, 10 nos of bathroom have been provided at the labour camp, First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Municipal solid waste generated at the labour camp has been handed over to local body on

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		daily basis.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	<ul style="list-style-type: none"> ❖ Storm water collected through the storm water drains of adequate capacity will be discharge into the existing SWD. ❖ Minimizing the incremental runoff from the site with the help of rain water harvesting tank of capacity 132 KL. ❖ STP capacity of 300 KL will be provided for treatment of waste water. ❖ Treated water will be re-used for flushing and gardening within premises.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	❖ OPC cement is being used in building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> ❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ No extraction of ground water for any purpose.
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.	❖ No extraction of ground water for construction and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
ix.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	❖ Low flow fixtures will be provided for the showers and toilet flushing.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ There were existing residential buildings on site. Hence top soil was negligible.
xii.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Excavated earth material has been reused on site for backfilling.
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.	<ul style="list-style-type: none"> ❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ No extraction of ground water for any purpose. ❖ Soil quality is being monitored. ❖ Please refer Annexure - 9 for Monitoring reports.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xv.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	<ul style="list-style-type: none"> ❖ Vehicles with valid PUC are allowed during construction to enter the site. ❖ Vehicles are operated only during non-peak hours.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<ul style="list-style-type: none"> ❖ Ambient air and Noise level monitoring is being carried out. ❖ Please refer Annexure - 9 for Monitoring reports. ❖ Green belt will be developed over area of 1842.21 Sq. meters on ground & podium with plantation of 180 nos of different trees & Miyawaki plantation to mitigate excess air & noise levels.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	❖ No use of DG set during construction phase
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 measures is being monitored by designated person.
B	Operation Phase :	
i.	a) The solid waste generated should be properly collected and segregated. b) Wet	❖ Proper segregation of biodegradable and Non-biodegradable waste.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<ul style="list-style-type: none"> ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will be handed over to authorized recycler. ❖ Treated waste (manure) will be utilized in the existing premises for gardening. ❖ Provision of adequate space for solid waste management.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	<ul style="list-style-type: none"> ❖ Noted.
iii.	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	<ul style="list-style-type: none"> ❖ STP capacity of 300 KL will be provided for treatment of waste water. ❖ Treated water will be re-used for flushing and gardening within premises.
iv.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	<ul style="list-style-type: none"> ❖ STP capacity of 300 KL will be provided for treatment of waste water. ❖ Treated water will be re-used for flushing and gardening within premises. ❖ Proper segregation of biodegradable and Non-biodegradable waste. ❖ Biodegradable waste will be treated in organic waste converter. ❖ Non-biodegradable waste will be handed over to authorized recycler. ❖ Treated waste (manure) will be utilized in the existing premises for gardening. ❖ Provision of adequate space for solid waste management.
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	<ul style="list-style-type: none"> ❖ Occupancy certificate will be provided once received. ❖ MCGM issued Water NOC for project vide letter no. HE/002461/2022/R/S/WSII, dated: 05/09/2022.

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	water as per environmental norms.	<ul style="list-style-type: none"> ❖ Please refer Annexure - 10 for Water NOC. ❖ MCGM issued sewerage remarks for project vide letter no. 4536/REM/2018/SP/515, dated: 05/09/2022. ❖ Please refer Annexure - 11 for Sewerage remarks. ❖ STP capacity of 300 KL will be provided for treatment of waste water. ❖ Treated water will be re-used for flushing and gardening within premises.
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.	<ul style="list-style-type: none"> ❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Provision will made for adequate parking facilities within the project site for construction vehicles. ❖ Provision of Internal road with adequate width. ❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	<ul style="list-style-type: none"> ❖ We have proposed to provide 135 nos. of electric charging facility for both 4 - wheeler and 2-wheeler parking (i.e. 25% of total parking i.e. 540 Nos.)
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.	<ul style="list-style-type: none"> ❖ Green belt will be developed over area of 1842.21 Sq. meters on ground & podium with plantation of 180 nos of different trees & Miyawaki plantation to mitigate excess air & noise levels.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<ul style="list-style-type: none"> ❖ A separate environment management cell has been established under project head. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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.	<p>Separate funds have been allocated for Implementation of Environmental Protection Measures;</p> <p>During Construction Phase;</p> <ul style="list-style-type: none"> ❖ Rs. 88.85 Lakhs have been allocated for the entire construction period. <p>During Operation Phase;</p> <ul style="list-style-type: none"> ❖ Capital cost: Rs. 269.71 Lakhs ❖ O & M: Rs. 26.76 Lakhs per Annum.
xi.	The project management shall advertise at least in two local newspapers widely circulated	<ul style="list-style-type: none"> ❖ After getting Environmental clearance from SEIAA, Govt. of India vide letter no.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	SIA/MH/MIS/285338/2022, dated: 11/04/2023 we published public notice in two local newspaper Navshakti & Free press journal. ❖ Please refer Annexure – 12 for Advertisement copy.
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.	❖ Environmental clearance copy submitted to MCGM.
xiii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	❖ Agreed to comply with.
C	General EC Condition :	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ 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.	❖ MPCB granted Consent to Establish for project vide letter no. Format1.0/CC/UAN No.0000165533/CE/2305001433, dated: 19/05/2023. ❖ Please refer Annexure – 13 for Consent to establish.
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.	❖ Obtained Environmental clearance from SEIAA, Govt. of India vide letter no. SIA/MH/MIS/285338/2022, dated: 11/04/2023. ❖ Please refer Annexure – 14 for Environment clearance copy.
iv.	The project proponent shall also submit six monthly reports on the status of compliance of	We will submit six monthly compliance reports to ❖ RO, MPCB, Sion

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	<ul style="list-style-type: none"> ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
v.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional offices of MoEF by e-mail.	❖ Environment Statement submitted for financial year 2024-2025 on MPCB web portal.
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.
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
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	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	or action initiated under EP Act.	
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	❖ Noted.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	❖ Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9.	Any appeal against this Environment 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.	❖ Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.						
2.	Name of the project	:	Redevelopment of Patel Nagar C.H.S Ltd, at CTS No. 1084, Kandivali (West), Mumbai.						
3.	Clearance letter (s) / OM No. and date	:	Obtained Environmental clearance from SEIAA, Govt. of India vide EC no. SIA/MH/MIS/285338/2022, dated: 11/04/2023.						
4.	Location								
	a.	District (s)	: Mumbai Suburban						
	b.	State (s)	: Maharashtra.						
	c.	Latitude/ Longitude	: Latitude: 19° 12'22.88"N Longitude: 72°50'34.01"E						
5.	Address for correspondence								
	a.	Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	: Name : Mr. Karan Rambhiya Designation : Project Engineer Email: engineers@vraheja.com Contact no: 7208723851						
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	: Name : Mr. Suresh Kumar Designation : Project Manager Email: engineers@vraheja.com Contact no: 9820743646						
6.	Salient features								
	a.	of the project	: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2" style="text-align: center;">Building Configuration</th> </tr> <tr> <th style="text-align: center;">Building Name</th> <th style="text-align: center;">Configuration</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Tower 1 to 7</td> <td>Underground Tanks + Ground + 5 Podia + 6th to 22nd floors each.</td> </tr> </tbody> </table>	Building Configuration		Building Name	Configuration	Tower 1 to 7	Underground Tanks + Ground + 5 Podia + 6 th to 22 nd floors each.
Building Configuration									
Building Name	Configuration								
Tower 1 to 7	Underground Tanks + Ground + 5 Podia + 6 th to 22 nd floors each.								
	b.	of the environmental management plans	: Separate funds have been allocated for						

			Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 88.85 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 269.71 Lakhs & ❖ O & M: Rs. 26.76 Lakhs per Annum.
7.	Breakup of the project area		
	a.	Submergence area forest & non-forest.	: Not Applicable.
	b.	Others	: FSI Area: 29,490.69 Sq. mt Non FSI Area: 35,982.67 Sq. mt Total BUA Area: 65,473.36 Sq. mt
8.	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, Dwelling units & agricultural Land & landless laborer's/artisan.		: Not Applicable.
	a.	SC, ST/Adivasis	: Not Applicable.
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	: Not Applicable.
9.	Financial details		
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	: Total cost of the project: Rs. 225.00 Cr.
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	: Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 88.85 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 269.71 Lakhs & ❖ O & M: Rs. 26.76 Lakhs Per Annum.
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	: --
	d.	Whether (c) includes the cost of environmental management as shown in the above	: --

	e.	Actual expenditure incurred on the project so far	:	Rs. 32 Cr.	
	f.	Actual expenditure incurred on the Environmental Management plans so far.	:	Rs. 23 Lac	
10.	Forest land requirement				
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.	
	b.	The status of clearing felling	:	Not Applicable.	
	c.	The status of compensatory afforestation, if any	:	Not Applicable.	
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable.	
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.			:	Nil
12.	Status of construction			:	Total construction work done till March 2026 is approx. 50,000 Sq. m
	a.	Date of commencement (Actual and/or planned)	:	June 2023 (Actual)	
	b.	Date of completion (Actual and/of planned)	:	December 2029 (Planned)	
13.	Reasons for the delay if the Project is yet to start.			:	--
14.	Dates of site visits				
	a.	The dates on which the project was monitored by the Regional office on previous occasions, if any.	:	--	
	b.	Date of site visit for this monitoring report.	:	--	

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.)	:	--
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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : P-9243/2021/(1084)/R/C
Ward/KANDIVALI
R/C/337/1/New

Ward Name : R/S Ward

Zone Name : Western Suburb II

Inward Date : 01 Nov 2021

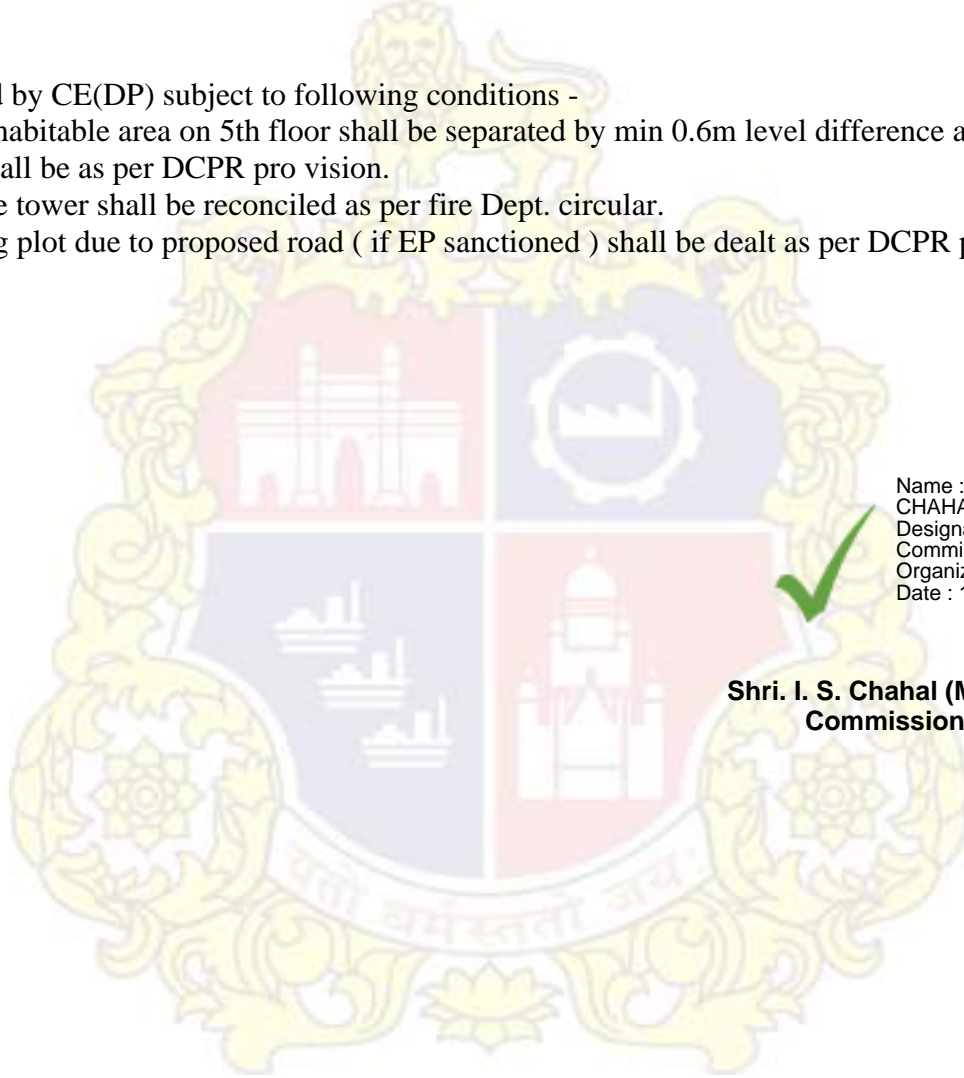
Architect/LE/SE Name : Mohan rao Ramaseshaiah
Pamujula

Issued On : 14 Jun 2022

Authority Remark:

Approved as proposed by CE(DP) subject to following conditions -

1. Habitable and non-habitable area on 5th floor shall be separated by min 0.6m level difference and FSI calculations thereat shall be as per DCPR pro vision.
2. Requirement of fire tower shall be reconciled as per fire Dept. circular.
3. Aspect of remaining plot due to proposed road (if EP sanctioned) shall be dealt as per DCPR provisions.



Name : IQBAL SINGH
CHAHAL
Designation : Municipal
Commissioner
Organization : PERSONAL
Date : 14-Jun-2022 17: 27:20

**Shri. I. S. Chahal (Municipal
Commissioner)**

Mohan Rao & Associate

Architects

Nandita, Gr. Floor, Linking Road, Santa Cruz (W), Mumbai 400 054 M : + 91 99455 13509

Date: 31-10-2022

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

I hereby certify that proposed Redevelopment of Patel Nagar C.H.S. Ltd. at Kandivali (W), Mumbai, State: Maharashtra by M/s. Pebble Park Developers LLP CA to Patel Nagar CHS LTD has received Concession Approval dated 14.06.2022 from Municipal Corporation of Greater Mumbai (MCGM).

Details of approved Built-up area are given as follows:

Approved FSI	29,490.69 Sq.mt.
Non FSI Area	35,982.67 Sq.mt.
Total Construction Built-Up Area (FSI + Non FSI)	65,473.36 Sq.mt.

We are also submitting herewith the user wise breakup of **Commensurate Non FSI** as follows:

Breakup of Commensurate Non FSI

Details	Area (Sq. mt.)
Staircases, Lift lobby, Passages	8825.36
Duct & Void	2305.82
Parking Area	20174.07
Refuge	981.88
Service area (Meter room, Electrical panel room, toilet, STP)	675.22
Entrance lobby area - ground & podium	2039.71
Swimming pool & Gym	980.61
Total	35982.67

Thanking you,

Yours Faithfully,



Ar. Mohan Rao Pamajula
Reg. No. CA/95/17982



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9243/2021/(1084)/R/C Ward/KANDIVALI R/C/FCC/1/New

COMMENCEMENT CERTIFICATE



To,
Pebble Park Developers LLP, CA to Patel Nagar
CHS Ltd.
Raheja Chambers, Linking road & Main Avenue
Santacruz (W) Mumbai 400054.

Sir,

With reference to your application No. **P-9243/2021/(1084)/R/C Ward/KANDIVALI R/C/FCC/1/New** Dated. **01 Nov 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **01 Nov 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **1084** Division / Village / Town Planning Scheme No. **KANDIVALI R/C** situated at **Mahatma Gandhi Cross road no 4** Road / Street in **R/S Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Asst.Engineer(B.P.)R1 Shivshant S.Doke** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/3/2024

Issue On : 28 Mar 2023

Valid Upto : 27 Mar 2024

Application Number : P-9243/2021/(1084)/R/C Ward/KANDIVALI
R/C/CC/1/New

Remark :

This C.C. is granted for work of part plinth only, as per plinth plan attached and as per approved amended plans dt. 25.08.2022.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 28 Jun 2023

Valid Upto : 27 Jun 2024

Application Number : P-9243/2021/(1084)/R/C Ward/KANDIVALI
R/C/CC/1/Amend

Remark :

This C.C. is granted for work up to top of 5th Podiums for Wings 1st to 7th only, as per approved amended plans dated 25.08.2022.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 10 Jan 2025

Valid Upto : 27 Mar 2025

Application Number : P-9243/2021/(1084)/R/C Ward/KANDIVALI
R/C/FCC/1/New

Remark :

This C.C. is extended further for work of Wings 1 to 4 for 6th to 21st upper floors and for Wings 5 to 7 for 6th to 15th upper floors with LMR & OHT as per approved plans dated 29.08.2024.

Digitally signed by Shivshant Sudhakar Rao Doke
Date: 10 Jan 2025 19:26:36
Organization : Brihanmumbai Municipal Corporation
Designation : Assistant Engineer (BP)



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II R/S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.





BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9243/2021/(1084)/R/C WARD/KANDIVALI R/C/FCC/1/AMEND

COMMENCEMENT CERTIFICATE



To,
Pebble Park Developers LLP, CA to Patel Nagar
CHS Ltd.
Raheja Chambers, Linking road & Main Avenue
Santacruz (W) Mumbai 400054.

Sir,

With reference to your application No. **P-9243/2021/(1084)/R/C WARD/KANDIVALI R/C/FCC/1/AMEND** Dated. **01 Nov 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **01 Nov 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **1084** Division / Village / Town Planning Scheme No. **KANDIVALI R/C** situated at **Mahatma Gandhi Cross road no 4** Road / Street in **R/S Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Asst.Engineer (B.P.) R-1** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27/3/2024

Issue On : 28 Mar 2023

Valid Upto : 27 Mar 2024

Application Number : P-9243/2021/(1084)/R/C Ward/KANDIVALI
R/C/CC/1/New

Remark :

This C.C. is granted for work of part plinth only, as per plinth plan attached and as per approved amended plans dt. 25.08.2022.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 28 Jun 2023

Valid Upto : 27 Jun 2024

Application Number : P-9243/2021/(1084)/R/C Ward/KANDIVALI
R/C/CC/1/Amend

Remark :

This C.C. is granted for work up to top of 5th Podiums for Wings 1st to 7th only, as per approved amended plans dated 25.08.2022.

Approved By

Exe.Engr.(BP)WS-II R-1

Executive Engineer

Issue On : 10 Jan 2025

Valid Upto : 09 Jan 2026

Application Number : P-9243/2021/(1084)/R/C Ward/KANDIVALI
R/C/FCC/1/New

Remark :

This C.C. is extended further for work of Wings 1 to 4 for 6th to 21st upper floors and for Wings 5 to 7 for 6th to 15th upper floors with LMR & OHT as per approved plans dated 29.08.2024.

Approved By

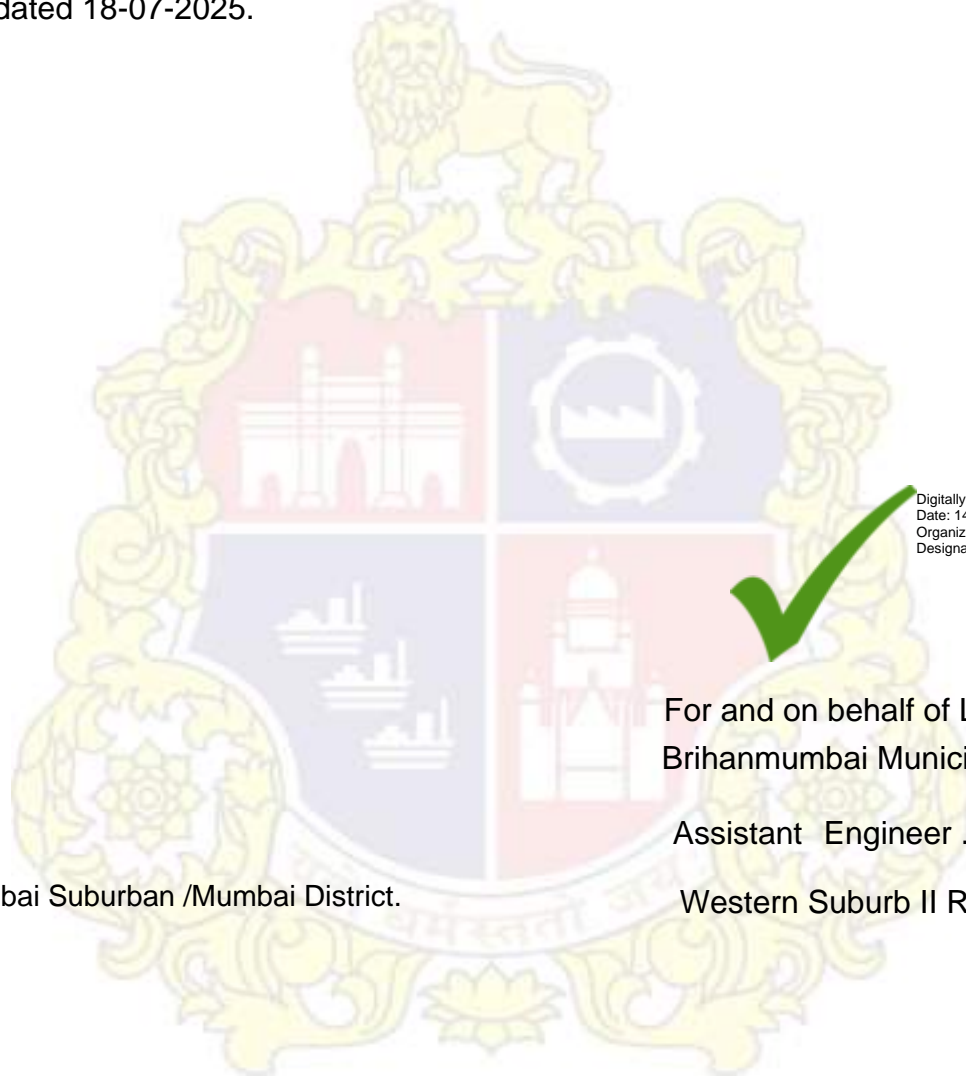
Issue On : 14 Aug 2025

Valid Upto : 27 Mar 2026

Application Number : P-9243/2021/(1084)/R/C WARD/KANDIVALI
R/C/FCC/1/AMEND

Remark :

Further CC for Wings 1 to 4 for 6th to 21st upper floors + wings 5 to 7 for 6th to 19th upper floors + LMR + OHT,
as per approved plans dated 18-07-2025.



Digitally signed by PANKAJKUMAR LILACHAND JADHAV
Date: 14 Aug 2025 13:48:24
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II R/S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Kishor Kumar.N. Danda

Engineer, Licensed Plumber, Licensed Supervisor, PMC
B-9, Roop Nagar, SV Road, Kandivali (West), Mumbai -4000 67.
Email: kishordanda@gmail.com Mob: 9820800639

To,
The Executive Engineer, 'R-Central' ward,
Building Proposal Dept. M.C.G.M,
90ft Road, Asha Nagar,
Kandivali E, Mumbai 400101

09-09-2022

SUB: Remarks of Storm Water Drain for Proposed Building on plot bearing CTS no 1084 MG cross road no. 4, Kandivali W Mumbai.

For M/S Pebble Park Developers LLP

Ref: P-9243/ 2021 / 1084 / RC Ward / Kandivali / R/C/337/ 1

This to certify that the said plot is a Individual plot abutting to 18.30 M.W. existing MG crossroad no. 4. There is existing storm water drain System along with existing MG crossroad no. 4. Hence it is to be proposed as size of SWD of nearby existing building the above said road.

General Observations


01)	Where any natural water course is Passing through the property	NO
02)	Size of existing natural water course:	: Open Drain.
03)	Size to which the existing natural Water course should be widened:	: Is to be retain with cleaning.
04)	Nature of land (where the R.L. is No.5 Above 28 .04 THD or Not)	: To be maintained as per item below
05)	Minimum formation level of the plot:	N. A
06)	Space from side of the nalla is to be left out: N. A Adequate storm water drains have been designed in the property including provision for the admitting storm water coming from the surrounding locality if required in future:	N. A

07) While constructing the S. W. Drain invert level of the drain has been designed such as to admit the storm water coming from the adjoin areas: N. A.

Additional Remarks if any:

FOR SUBURBS:


08) The access/internal road of the layout has been provided with pucca Open S. W. Drains on each/one side having existing. (as indicated in the accompanying plan). The remarks are offered considering the CTS boundaries as shown in the proposed plans by Architect / L S.


KISHORKUMAR N. DANDA
L. P. NO.: 5161

Kishor Kumar.N. Danda

Engineer, Licensed Plumber, Licensed Supervisor, PMC
B-9, Roop Nagar, SV Road, Kandivali (West), Mumbai -4000 67.
Email: kishordanda@gmail.com Mob: 9820800639

- 09) The roadside drains, if any should be constructed on final R. L. Obtained from competent Authority. N. A.
- 10) Side open spaces have been proposed to be levelled consolidated and paved with proper slop to drain in such a way to dispose of the storm water into the S. W. Drains as proposed and/into the existing drains along Municipal Road.
- 11) The gradient of the drains is proposed in such way to create velocity of 1.22 m./ sec. In case of steep localities where velocity is likely to exceed 2.40m./sec. intermediate drop: in invert have been provided.
- 12) All cross drains are proposed to be 1.5 times the size of the main drains Proposed.
- 13) Existing covered / open SWD on 12.20 Mt. width Road shall Be cleaned
- 14) Side open spaces are proposed to be levelled consolidated and paved with proper slope to drain in such a way to dispose of the storm water into the S.W. drains into the existing drains along Municipal roads.
- 15) Water entrances of size 0.45m x 0.45m clear opening with G.I. grating At Top and silt trap section at bottom and connect same to S. W. D. through 300mm dia laterals at 4.50m C/C distance near roadside compound wall along and as per municipal specifications inside arrangement shall be proposed.
- 16) Carriage entrance of AA class loading slab at every gate with opening of size 0.60m x 0.90m. at centre along with heavy duty frame and cover the locking arrangement shall be provided.
- 17) Proper arrangement to dispose of storm water from paved/unpaved open space R. G; Ra mp, approaches & internal road has been proposed to avoid flooding during monsoon season.
- 18) The invert of the S. W. D. on upstream side is proposed to be higher than the invert on downstream side drain.
- 19) The compound wall shall not be constructed on S,W,D. wall/nalla wall: N.A.
- 20) Adequate No's of weep holes (150mm dia) shall be provided in the Compound wall wherever necessary.
- 21) All above S.W. D. / carriage entrance work shall be constructed as per design of Lic. Structure Engineer and stability & completion certificate from Lic. Structure engineer shall be submitted before asking completion certificate from us.


KISHORKUMAR N. DANDA
L. P. NO.: 5161

Kishor Kumar.N. Danda

Engineer, Licensed Plumber, Licensed Supervisor, PMC
B-9, Roop Nagar, SV Road, Kandivali (West), Mumbai -4000 67.
Email: kishordanda@gmail.com Mob: 9820800639

- 22) The minimum formation/ ground level of plot under reference has been provided at minimum of 28.04 M (92.00) THD or 15 cm (5") above the formation level of proposed footpath or raised footpath/ existing access, abutting/ proposed road, whichever is higher.
- 23) The storm water drain suggested in the accompanying plan has been proposed to be laid as per Municipal Specification using R.C. C. pipes NP2 class below 450 mm dia and NP3 class pipe for 150 mm dia and above pipes, 91.S.I. Mark only) duly encased with provision of water entrances having minimum size of 450mm x 450mm covered with M.S./C.I. grating. The built-up drain has been proposed to be covered with prestressed R.C.C./C.I. grating for the entire length. The velocity of flow has been proposed to be maintained at 1.20M/ sec. (4' / sec.) while the drain is running full. - N. A.
- 24) The access/internal layout roads/D.P. roads has been proposed with closed storm water drain as shown in accompanying plan with regular water entrance at 15M;(50') and manholes at 15 m(50')c/c-NA
- 25) One number of catch pit chambers have been proposed to be provided at point/points which are 60cm(2') below the invert of pipes, as shown in the accompanying plan.
- 26) The internal S. W. Drain arrangement has been proposed as follow: -
- a) The down take pipes of 100 mm dia from podium/terrace level up to ground level have been proposed which are proposed to be connected to the water entrance on ground level within property. -N. A.
 - b) The slope to the surface of podium/terrace has been proposed in such a way that all the storm water from podium/terrace will be flow towards down take pipes without stagnation. - N. A.
- 27) The side/marginal open spaces have been proposed to be levelled, Consolidated, and paved with cement concrete with proper slope in such a way to discharge the storm water into proposed storm water entrance.
- 28) Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
- 29) The waterway shall be measured 0.15m before the formation level of road and minimum waterway depth in any drain shall not be less than .030 m and minimum width not less than .045m.


KISHORKUMAR N. DANDA
L. P. NO.: 5161

Kishor Kumar.N. Danda

Engineer, Licensed Plumber, Licensed Supervisor, PMC
B-9, Roop Nagar, SV Road, Kandivali (West), Mumbai -4000 67.
Email: kishordanda@gmail.com Mob: 9820800639

NOTE: -

- 1) The Existing S. W. D. abutting to said plot both of abutting Road 18.30 m wide existing MG crossroad no. 4 shown in Accompanying plan,ie. from point D-O
- 2) To construct internal open drain as notation A-B-C-D & E-F-G-H-I-J-K-L-M-N-O
- 3) Internal Drain to be provided with surface slope 1:500 towards discharging point.
- 4) The remarks are offered without prejudice to the ownership land and status of the land and structures thereon.



Kishorkumar.N.Danda

LIC NO:5161

KISHORKUMAR N. DANDA
L. P. NO.: 5161

Pebble Park Developers LLP

LLPIN : AAM -6173

Nandita , Ground Floor, Linking Road, Santa Cruz (W) , Mumbai 400 054 . Ph. 80971 75449

Date: 23/08/2022

To,
Garden Department (2-VT)
West Suburb BMC,
Mumbai

Sub: NOC for Tree cutting permission for redevelopment of Society at CTS
No. 1084 of Kandivali at M.G. Road No. 4, Kandivali (W) Mumbai.

Ref: Building Plans approved under No. P-9243/2021/(1084)/R/C
Ward/KANDIVALI R/C/IOD

Sir,

We are applying NOC to cut the trees from the above site mentioned. We have
already marked said trees on the plan along with the photographs.

You are kindly requested to give us necessary permission to cut the existing trees
from the above site. Necessary photographs and plans are enclosed herewith.

Thanking You,

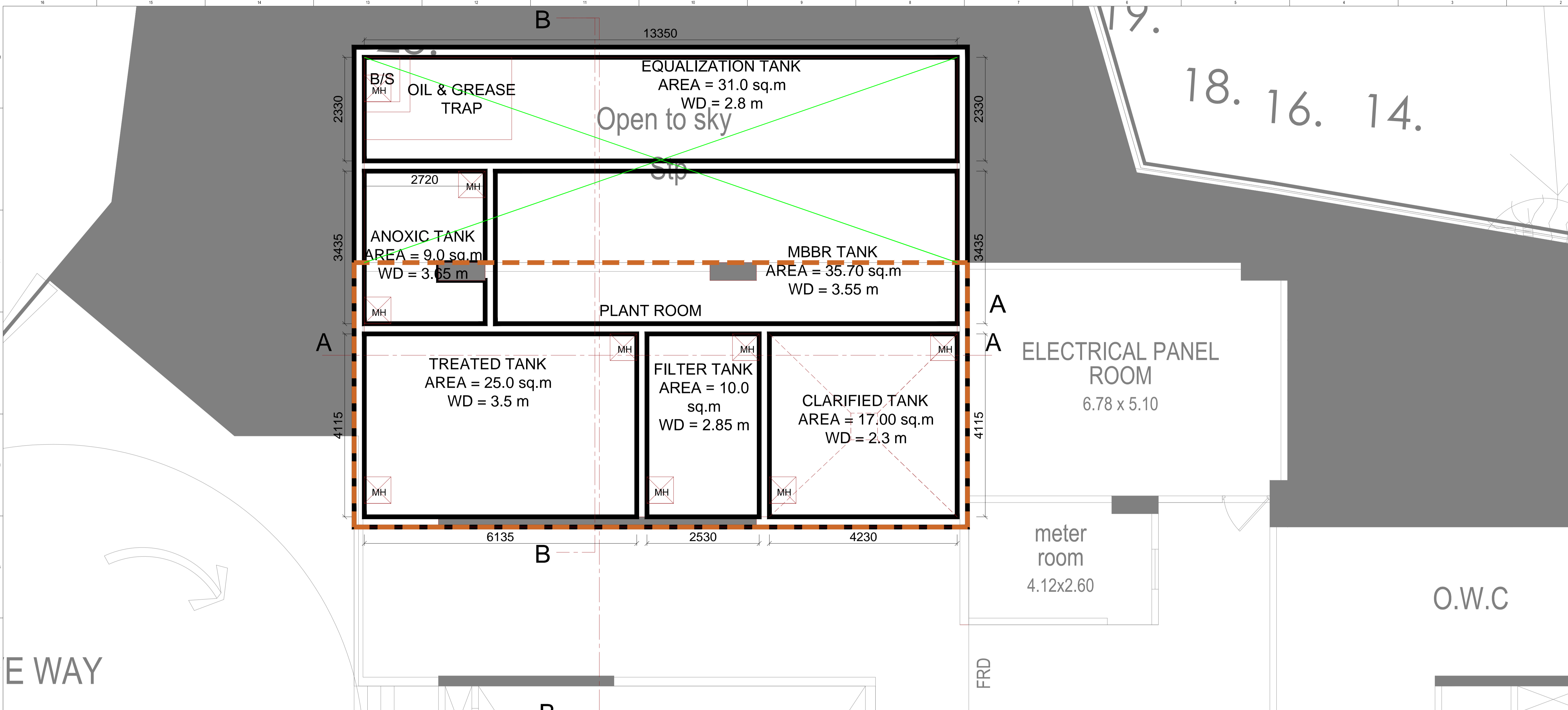
Yours faithfully,
For Pebble Park Developers LLP


Simoni Creado
Authorised Signatory

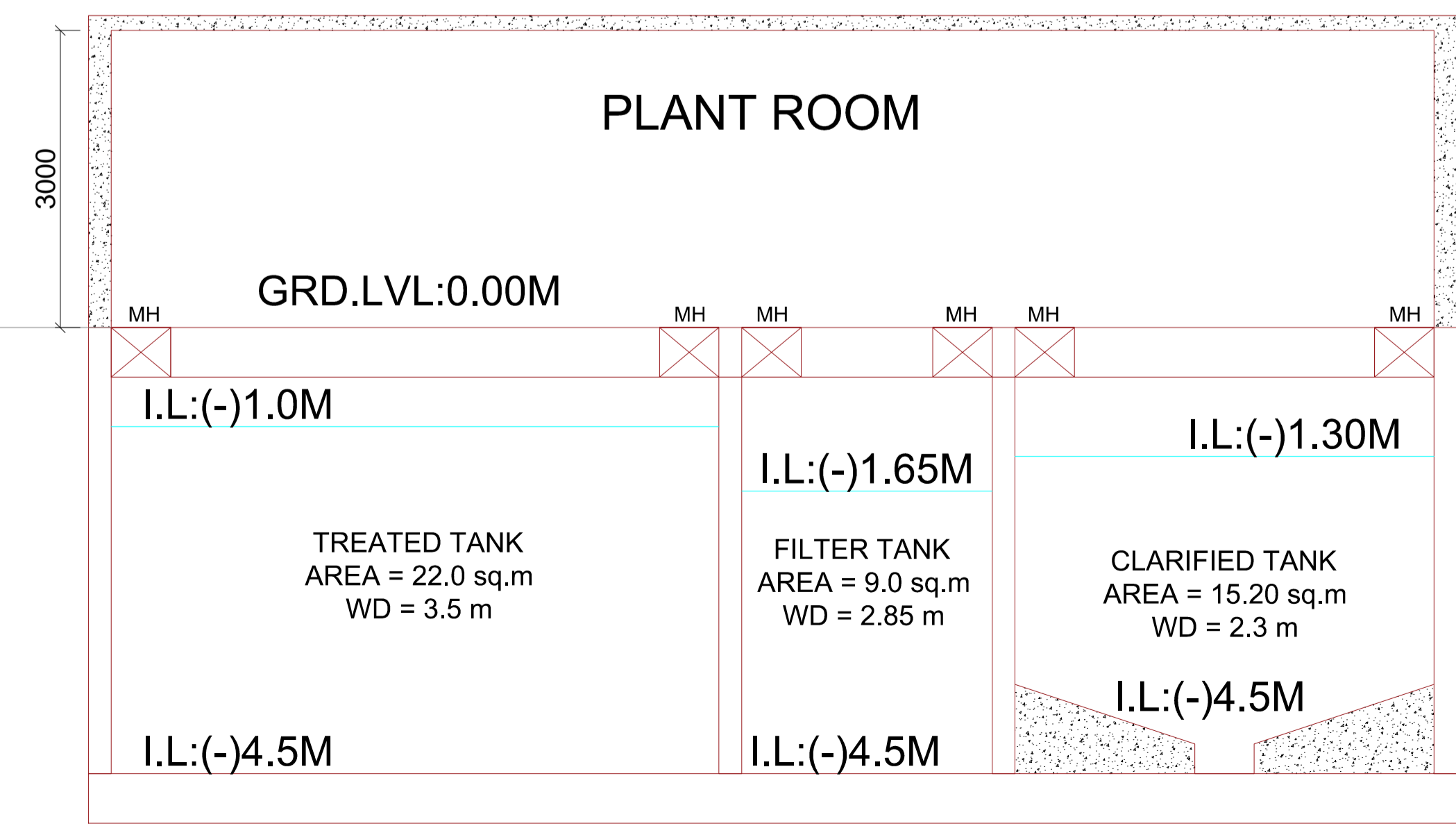


Encl: As Above

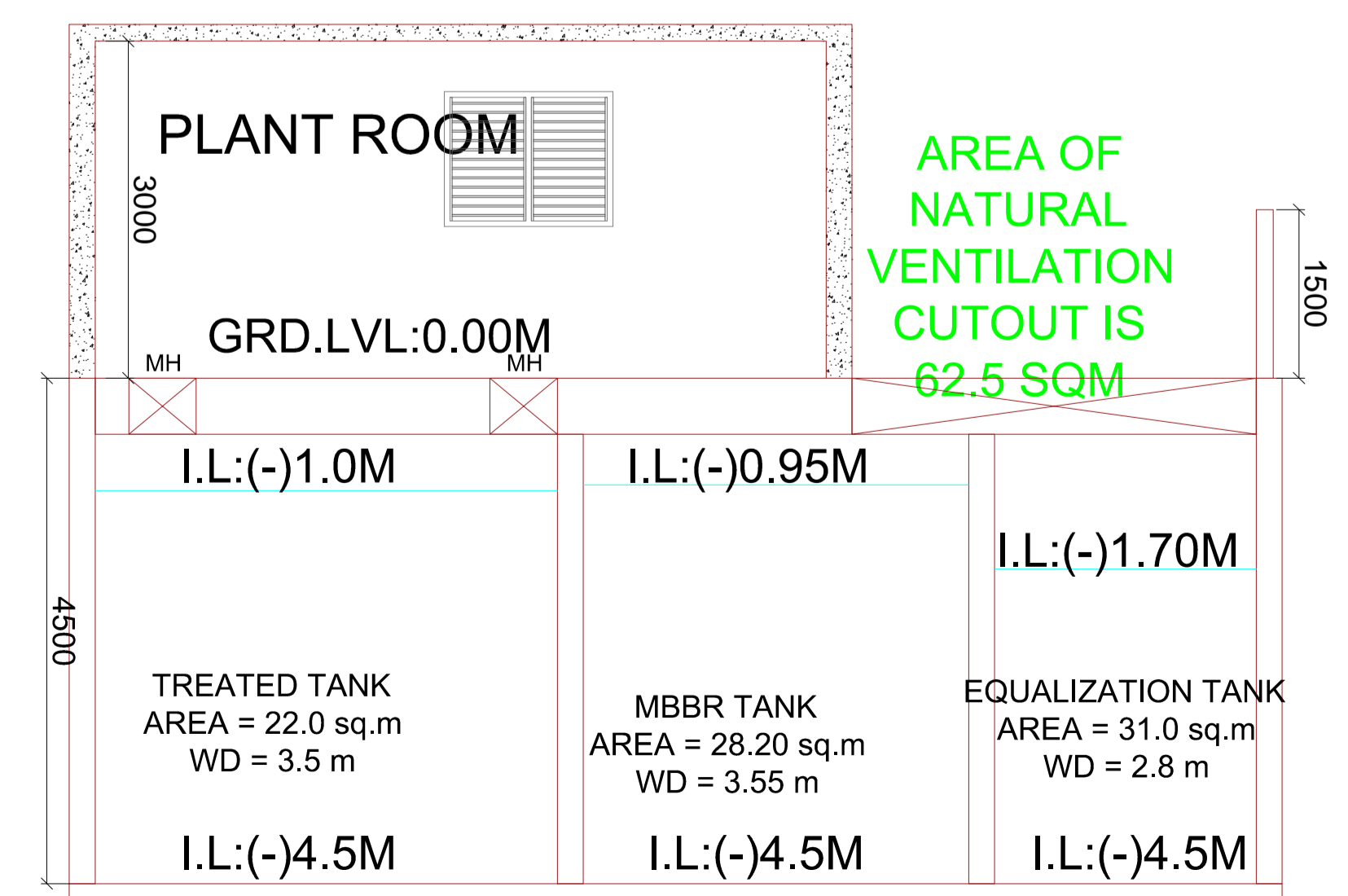
18.16.14.



E WAY



SECTION A-A



REV.	DATE	DESCRIPTION	DRAWN BY
01	17/08/22	ISSUED FOR APPROVAL	LALAN

PROJECT :-	PATEL NAGAR, KANDIVALI
CLIENT :-	M/S. PEBBLE PARK DEVELOPERS LLP.
ARCHITECT :-	M/S. V RAHEJA
TITLE :-	STP LAYOUT @ GROUND FLOOR TOWER-01-02-03-05-06-07
DATE	17/08/2022
SCALE	1:225
PAPER SIZE	A-0
DRAWN BY	LALAN
CHECKED BY	BARITA
APPROVED BY	ROHIT
DRAWING NO.	ITS-696-PL-01
REV. NO.	R-0

ENVIRONMENTAL MANAGEMENT PLAN

During Construction Phase

No.	Component	Description	Total Cost (Rs. In Lacs)	
1	Air Environment	Cost for Dust Suppression	3.60	
		Air & Noise Quality Monitoring	Sensors for Air quality & Noise level monitoring	50.50
			By outside MoEF Approved Laboratory	1.10
2	Water Environment	Drinking water analysis	0.15	
3	Land Environment	Temporary Portable STP	10.00	
4	Health & Hygiene	Disinfection at site	6.00	
		Health Check up of workers	22.50	
Total Cost			93.85	
5	Cost towards Disaster management		245.55	

Operation & maintenance cost of Sensors for Air & Noise quality monitoring is already considered in this value

ENVIRONMENTAL MANAGEMENT PLAN

During Operational Phase

No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)
1	AIR AND NOISE ENVIRONMENT			
1.1	Cost for Ambient Air Quality & Noise Monitoring	On-site Sensors	No set up cost is involved as already considered Construction Phase	0.50
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.22
1.2	Cost for DG Stack Exhaust Monitoring	Stack of DG stack	*No set up cost is involved	0.05
1.3	Cost for plantation	Green area	20.35	1.20
	Cost for Miyawaki plantation	--	0.36	0.12
2	WATER ENVIRONMENT			
2.1	Cost for Waste water treatment	Cost for sewage Treatment Plant	56.30	15.91
2.2	Cost for Environmental Monitoring	On-site Sensors	6.50	1.00
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.05
2.3	Cost for Water Conservation (Rain Water Harvesting System)	Cost for RWH Tank	13.20	1.32
2.4	Costing for Low flow devices	--	108.00	--
3	LAND ENVIRONMENT			
3.1	Cost for Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	23.50	5.06
		Cost for Monitoring of organic manure	*No set up cost is involved	0.08
4	ENERGY CONSERVATION			
4.1	Use of renewable energy	Cost for Solar Panels	41.50	1.25
Total Cost			269.71	26.76
Cost Towards Disaster Management (Including dewatering, ventilation provision etc.)			426.16	63



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 7,

Application Number - P-9243/2021/(1084)/R/C Ward/KANDIVALI R/C-SWM/1/New, dated - 23 Jun 2022
Issued remarks Number /0/2022/R/S/WSII Dated 23 Jun 2022.

To (Architect / L.S),
Mohan rao Ramaseshaiah Pamujula
Nandita, Gr.Flr., Linking Road Next to
Tommy Hilfiger Santacruz (West)

CC (Owner),
Patel Nagar CHS Ltd.
G-205 & 206, mahatma G. cross rd. no. 4, Kandivali (W),
Mumbai.

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 1084 of village KANDIVALI R/C at ward R/Central.

Reference :- Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 23 Jun 2022.

With reference to your application/ online submission, the Debris Management Plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to transport Construction & Demolition/ Excavation Material from construction site to the unloading site subject to following terms & conditions.

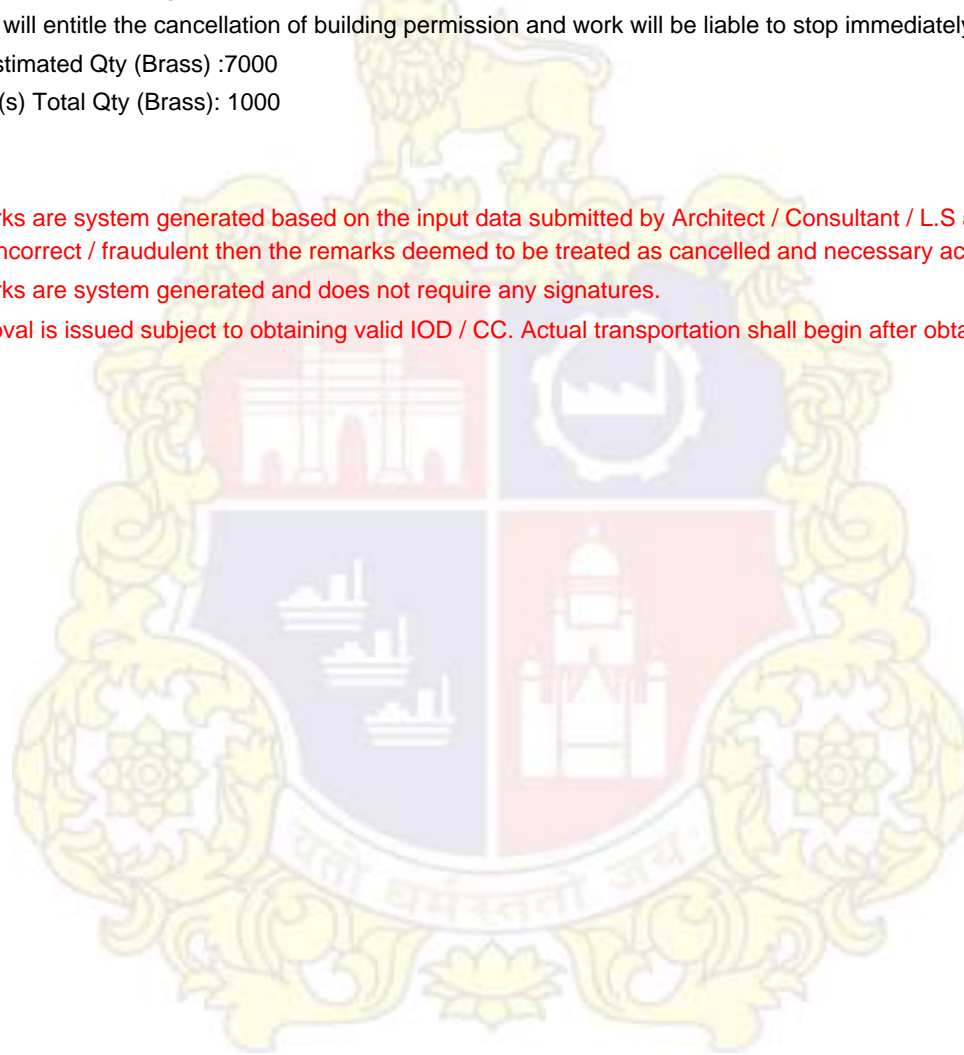
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 1000 Brass only to the designated unloading site Land bearing Survey No. 62, 63, 64, 73, 75, 76, 77, 81, 82, 83 at village - Gokhiware, Taluka - Vasai, District - Palghar. Part - A.(Mr.Vijay Mehta Mob:9870202333, E-Mail: inderswartraders21@gmail.com, Mr. Yunus Shelot Mob:9867462702) & validity 18 Apr 2023.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plant.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or

Monitoring Committee whenever required for inspection.

9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :7000
(B) Obtained NOC(s) Total Qty (Brass): 1000

Note:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.



Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / ☎ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. PEBBLE PARK DEVELOPERS LLP CA TO PATEL NAGAR **ULR NO. :** ULR-TC14909 26 000000014F
REPORT NO. : UT/ELS/REPORT/ 00019 /01 - 2026
ISSUE DATE : 02/01/2026
YOUR REF. : PFDL- 08/2023-2024
REF. DATE : 27/04/2023

For Project: "Proposed Redevelopment Of Patel Nagar CHS"
At CTS No.1084,Kandiwali(W) ,Mumbai

SAMPLE PARTICULARS	:	AMBIENT AIR QUALITY MONITORING	
Sampling Plan Ref. No.:	: B1-12/2025	Location Code	: 1
Sampling Procedure	: UT/LQMS/SOP/AA01A	Sample Location	: AT PROJECT SITE.
Date & Time of Sampling	: 26/12/2025 09:30 Hrs. to 27/12/2025 09:30 Hrs.	GPS Co-ordinates	: N 19°12'22.01", E 72°50'35.62"
Sample Registration Date	: 29/12/2025	Height of Sampler	: 1 Meter
Analysis Starting Date	: 29/12/2025	Sampling Duration	: 24-00 Hours:Minutes
Analysis Completion Date	: 02/01/2026	Sample Lab Code	: UT/ELS/0844/12-2025
Ambient Air Temperature	: 22.4 °C to 28.5 °C		
Relative Humidity	: 52.4 % to 58.5 %		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. or 1 Hr.
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	6	ug/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	13	ug/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	76	ug/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	23	ug/m ³	60
5	Carbon Monoxide (CO)	IS 5182 (Part 10) : 1999	1.0	mg/m ³	4

Sampling Period 1 Hr.

Remark/ Statement of Conformity: The parameters tested above are found to be within TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III, Section IV.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/73	Metel	MPM FDSLS/10A (A)	222	16/09/2026
	Respirable Dust Sampler	UT/LAB/44	Asha Enviro	APM450	2	23/10/2026

- Note:**
- This test report refers only to the sample tested and observed values are relevant to sample collected only.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 - Weather during sampling was SUNNY & CLEAR.
 - *Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
 - Air Quality Index (AQI) at above sampling location 76 which is Satisfactory as per National AQI based on observed data. AQI values obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at <https://cpcb.nic.in/National-AQI-Calculator>]



Authorized By:
M. Nanjoshi
Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

ISSUED TO: M/s. PEBBLE PARK DEVELOPERS LLP CA TO
PATEL NAGAR CHS LTD.
For Your Project "Proposed Redevelopment Of Patel Nagar CHS"
At CTS No.1084,Kandiwali(W), Mumbai

ULR No. : --
REPORT NO. : UT/ELS/REPORT/00020/01-2026
ISSUE DATE : 02/01/2026
YOUR REF. : PPDL- 08/2023-2024
REF. DATE : 27/04/2023

SAMPLE PARTICULARS :

NOISE LEVEL QUALITY MONITORING

Sampling Plan Ref. No. : 81-12/2025
Sampling Procedure : UT/LQMS/SOP/N01
Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.
Sample Lab Code : UT/ELS/845/12-2025
Date of Monitoring : 26/12/2025

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	10:00 TO 10:05	52.4	22:00 TO 22:05	42.1
02.	At Project Site	10:10 TO 10:15	53.5	22:10 TO 22:15	43.5
03.	Near Security Cabin	10:20 TO 10:25	53.1	22:20 TO 22:25	43.2

Opinions / Interpretations: The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.
(Turnover to find Annexure).

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
		Noise Meter	Make - Lutron Model SL4033 SD; Sr. No. Q665568

Note: 1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.



Authorized By:

Manasi Namjoshi
Manasi Namjoshi

(Authorized Signatory)

- END OF REPORT -

ANNEXURE-II
THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.

• SCHEDULE

{See rule 3(1) and 4(1)}

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-4519250, 022-4519239 / 09-91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. PEBBLE PARK DEVELOPERS LLP CA TO PATEL **ULR NO. :** ULR-TC14909 26 000000066F
REPORT NO. : UT/ELS/REPORT/ 0093 /01 -2026
ISSUE DATE : 05/01/2026
YOUR REF. : PDDL-08/2023-2024
REF. DATE : 27/04/2023

For Project: "Proposed Redevelopment Of Patel Nagar CHS"
At CTS No.1084,Randiwali(W),Mumbai

SAMPLE PARTICULARS	:	SOIL SAMPLE ANALYSIS	
Sampling Plan Ref. No.:	: 81-12/2025	Sample Type :	Soil
Sampling Procedure	: UT/LQMS/SOP/S01A	Sample Location :	AT PROJECT SITE.
Date & Time of Sampling	: 26/12/2025 11:10 Hrs.		
Sample Registration Date	: 29/12/2025		
Analysis Starting Date	: 29/12/2025		
Analysis Completion Date	: 05/01/2026	Sample Quantity &	: 1 Kg. in Ziplock Plastic Bag. (Approximately)
Sample Lab Code	: UT/ELS/0846/12-2025	Packaging Details	
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1997	7.5	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	512	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1888	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	5.4	%
5	Organic Matter	IS 2720 (Part 22):1972	1.1	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.7	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	54.9	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 - 1996	28.9	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.1	(meq/kg) ^(0.01)
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	78	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	69	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	119	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	117	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.8	mg/kg
			1.5	kg/ha ¹
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	39	mg/kg
			69	kg/ha ¹
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	139	mg/kg
			248	kg/ha ¹
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	94	mg/kg
			168	kg/ha ¹
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	74051	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	82	mg/kg

Remark/ Statement of Conformity: ALL

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Soils, CPCB, New Delhi.
 5. Test results reported with unit/s are obtained from scientific conversions/calculations applied to test results in mg/kg.



Authorized By:

M. Manasi

Manasi Namjoshi
Authorized Signatory

- END OF TEST REPORT -



MUNICIPAL CORPORATION OF GREATER MUMBAI

HYDRAULIC ENGINEER'S DEPARTMENT Remark Issued u/n HE/002461/2022/R/S/WSII Dated : 05 Sep 2022

Office of the :

Office of Ex. Eng.(P & R) 'B' Ward Office,
3rd Floor, Near J J Hospital, Babula Tank
Cross Road, Mumbai-400009.

To,

Shri. NAVIN JAIKRISHAN VATNANI
51,SWASTIK PLAZA, V.M. ROAD, JVPD Scheme,
Vile Parle (West)

CC,

Pebble Park Developer LLP
Raheja Chambers, Linking road & main
Avenue road, Santacruz (W), Mumbai.

Subject : Hydraulic Engineer's Department Remark for proposed building on Plot bearing CTS / CS Number 1084 of Village / Division KANDIVALI R/C at Western Suburb II, R/S Ward, Mumbai.

Reference : 1) Your online application - Application Number P-9243/2021/(1084)/R/C Ward/KANDIVALI R/C-HE/1/New dated 02 Sep 2022
2) Scrutiny fee receipt Number CHE/BP/91425/22

As per the data furnished by Architect / Consultant / LS / LP the proposed building under reference is a Residential. Total water requirement of the building works out to 189450 lpd for residential purpose, 0 lpd for commercial purpose and 23430 lpd for other purpose.

It is to inform that, Hydraulic Engineer's Remark for the proposed Individual building under reference are as follows :-

1. Water supply for the Residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. Municipal water supply will not be made available for the Swimming pool / Air conditioning purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. The adequate size of water main in abutting existing road shall have to be laid by MCGM.
4. Water supply as per condition number 1, will be made available only after compliance of condition number 3,11
5. No well / borewell shall be dug on the plot under reference as this plot is affected by water supply tunnel safety band. Similarly, Excavation / deep foundation shall be restricted to 10 m depth on the plot under reference. In any case excavation by blasting shall not be permitted. No repair works or deepening of existing well / borewell shall be carried out on the plot.
6. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from consultant. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber and shall be at minimum distance of 6.00 mt from proposed STP. Top of manhole shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
7. The internal water distribution system within building shall be provided by Terrace loop & downtake system. The design for same shall be obtained from consultant and shall be self certified.
8. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / stilt of the building. As suction tank is located

within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.

9. Automatic level control sensors system & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
10. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
11. Water supply will be made available only after strenghtening of existing water supply network by Owner / Developer / MCGM.

Above Remark are issued as per data furnished by Architect / Consultant / LS / LP while amendment in building plans, if water demand of the building exceeds above 10% to the above water demand, then this Remark shall be treated as cancelled and fresh Remark shall have to be obtained by providing revised data.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.





MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the Dy.Chief Engineer(Sewerage Project), P&D, Engg. Hub, Stores Bldg., 2nd Floor, Dr. E. Moses Road, Worli, Mumbai - 400 018

System generated Sewer remark Number 4536/REM/2018/SP/515 Dated 05 Sep 2022.

To,

Shri. NAVIN JAIKRISHAN VATNANI (L.P Number 5161)
51,SWASTIK PLAZA, V.M. ROAD, JVPD Scheme, Vile Parle (West)

CC,
Danda Kishorkumar Narayandas
B-9,Rupnagar,S.V.Rd.Kandivali(W),Mumbai-67.
Tel.9820800639

CC,
Pebble Park Developer LLP
B-9,Rupnagar,S.V.Rd.Kandivali(W),Mumbai-67.
Tel.9820800639

Subject:- Sewerage remarks for proposed on plot bearing CTS Number 1084 of village Zone 7 at ward R/South

Reference:- Application Number 5161 and date 26 May 2009

It is to inform you that , there is no objection to connect proposed Residential to 0 mm dia municipal sewer by laying 150 mm dia pipe sewer street connection from sewer trap chamber of proposed development / building to municipal sewer manhole, subject to the following conditions:

1. That work shall be carried out as per the Municipal Specifications and drainage bye-laws after obtaining necessary permission from concerned ward.
2. Sewer street connection from sewer trap chamber of proposed development / building to municipal sewer manhole line shall be laid as per Municipal Specifications using R.C.C. pipes NP3 class (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around along with provision, in 1:80 slope for 150 mm dia and 1:135 slope for 230 mm dia from connection.
3. That the vent shaft of adequate size (minimum 150 mm dia) shall be provided at sewer trap chamber and at every 150 m. intervals, along the sewer line.
4. That the work shall be carried out through licensed plumber / plumbing consultants only.
5. The work shall be commenced from the downstream of the network.
6. That all necessary permissions from concerned officials / departments like Traffic Police, Ward Office, etc. shall be obtained before starting the work.
7. That house drains for all the buildings at the above mentioned premises should be got approved from the concerned A.E (B.P) / Self Certification.
8. You shall be solely responsible for safety of other underground services pipe lines etc. and safety of third party including injury / death of any person. Any harm done as a consequence of work being carried out by you shall be compensated solely by you.
9. The necessary road reinstatement charges shall be borne by developer.
10. That fresh remarks should be obtained in case of amendment in plans.
11. That after the work is completed the Drainage Completion Certificate along with L-section of completed work must be uploaded for acceptance to concerned E.E(SP)P&D before obtaining part OCC / Full OCC of the building.
12. In the event of proposed development the remarks are generated showing the connection to the existing municipal sewer network and it is not feasible practically to connect then Arch / L.P / plumbing consultants has to make a sump or pump arrangement at his / her own risk and cost.
13. Any additional / separate street connection required to be laid for the proposed building same has to be approved by EE SP (P&D).
14. If the proposed development exceeds built-up area of 20000 sq. m. then the street connection to be treated as overflow connection of only excess treated sewage from STP provided in the building development.
15. If any short recovery in payment of prorata charges, scrutiny fee etc. to be paid to MCGM is observed then the same shall be paid to MCGM as and when demanded.

Note:

1. The remarks are generated without prejudice to the ownership of land and status of the land and structures there on.
2. The said remarks are generated as per plan submitted by the Architect / Consultant / L.S / L.P.
3. If there is any amendment / change in Plan / layout revised remark will have to be obtained before completion.
4. The sole responsibility of Auto generated remarks lies with Architect / Consultant / L.S / L.P Only.
5. Without prejudice the remarks are generated on input/ data entered by applicant for calculation of prorata charges and if any discrepancy / shortfalls is observed then the prorata charges as intimated by concerned E.E(SP)P&D shall be paid within stipulated period.
6. The above remarks are system generated based on the input data submitted by the Architect / Consultant / L.S / L.P and if in future it is found that the data is incorrect/ fraudulent, then the remarks deemed to be treated as cancelled and necessary action will be initiated.
7. The above remarks are system generated and does not require any signatures.



SOUTHERN RAILWAY Material Management Department, Electric Loco shed, Erode 638002. E-Tender Notice for the supply of Stores 22.ELSD/ED/Procure/Adv.06

EAST CENTRAL RAILWAY E-TENDER NOTICE. Table with columns: S.N., Tender No., Brief Description, Quantity, Published on/Time, Closing on.

Participants are required to submit their offer on-line through the web portal of IREPS - www.ireps.gov.in before the closing date and time.

CENTRAL RAILWAY VARIOUS WORKS. Open E-tender Notice No.: CR-DRM(W)BB-2023-14 of 03.05.2023. Sr.No.1. Name of the Work: Replacement of check rail on side of sharp curve location under ADEN(T) BY jurisdiction.

RailMadad Helpline 139

Crossword # 766. Across: 1 Capital of Croatia (6), 7 Investigate (8), 8 As well as (4), 10 Influx (6), 11 Capacity (6), 14 Roman bronze - 'seal' change? (3), 16 Superior (5), 17 Injure (4), 19 Urges (5), 21 Karate blows (5), 22 Eyelid inflammations (5), 23 Links target (4), 26 A duagout (5), 28 Sarovar: bird sanctuary in Gujarat? (3), 29 Contraction of need not (6), 30 High structures; minars (6), 31 Approximately (2,2), 32 Unpopular (8), 33 Rowing (6). Down: 1 Switzerland's largest

82FPJ - SUDOKU - 68 Level: Hard. Grid with numbers 1-9 and empty cells for solving.

WHAT TO DO: Fill in the grid so that every row, every column and every 3x3 box contains the digits 1 to 9.

मुलांपासून आजोबांपर्यंत एकच निवड. नवशक्ति. www.navshakti.co.in

WESTERN RAILWAY OVERHAULING OF VARIOUS LATERAL AND VERTICAL DAMPERS OF ENUMENU COACHES. Tender Notice No: EL30-MX-2021-23-04-M Date: 02.05.2023

Indian Railways Railway Electrification. Tender Notice No. ETR-252-RE-2613-PSI-MLTR TSS dated 03.05.2023. For and on behalf of President of India, Deputy Chief Electrical Engineer, Railway Electrification, Chennai Region.

SOUTHERN RAILWAY Central Workshops/Ponnimalai - Extra Division. E-Tender Notice No.CW/DSL/2303/P04-46 dt. 29-04-2023. Chief Workshop Manager, Central workshops, Southern Railway, Ponnimalai.

YOUR DAY By Vinayak Vishwas Karandikar. ARIES: You will have to keep your feet out of the house today. LIBRA: You will enjoy commercial stability today. TAURUS: Control your communication, as it may affect your profit. SCORPIO: It's a day for meditation. ANAND NAGAR ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED

CENTRAL RAILWAY OpenTender Notice No.: DRM WNGP-34-2023 Date: 03.05.2023. Name of Work: Rendering services on the basis of Badhr Park Model under Sr. DEN (CTL) NGP jurisdiction for 4 years.

WESTERN RAILWAY SUPPLY AND INSTALLATION OF AUTOMATIC WATER LEVEL GAUGE. DEN (South) MMCT invites Tender Notice No. BCT/23-24/28 dt.04.05.2023. Work and location: Churchgate-Vihar Section.

WESTERN RAILWAY ELECTRIFICATION WORK. Dy. Chief Electrical Engineer (Construction), Ratlam invites Tender Notice No.: EL/CRIM/2023/02/T. Name of Work: Electrification and internal wiring work of station building.

WESTERN RAILWAY - VADODARA DIVISION SIGNAL & TELECOMMUNICATION DEPARTMENT. E-TENDER NOTICE. TENDER NOTICE No: S&T/BR/22-23/04/SIG-R Date: 01.05.2023. Sr.DTE/Vadodara acting for and on behalf of the President of India invites e-Tenders against Tender No. SandT_BRC_22-23_04_SIG-R.

NOTICE ANAND NAGAR ANAND CO-OPERATIVE HOUSING SOCIETY LIMITED. The Society has granted development rights in respect of the Property to my clients R-Stone Design and Build Private Limited.

PUBLIC NOTICE. This is to inform to the general public that, the proposed construction of "Platinum Business Park", at plot nos. 7 & 7A, adjoining Lake, Near Turbhe Railway Station, Thane-Belapur Road, Turbhe, Navi Mumbai, Maharashtra by developer 'M/s. Platinum Business Solutions Pvt. Ltd. has been accorded Environmental Clearance from Environment & Climate Change Department, Mantralaya, Govt. of Maharashtra vide letter no. SIA / MH / MIS / 284098 / 2022, dated: 23/02/2023.

PUBLIC NOTICE. TO WHOMSOEVER IT MAY CONCERN. TAKE NOTICE THAT THE MOU dated 12/12/2022 executed between (1) Mr. Prakash H. Patel & (2) Mrs. Meeraben H. Patel ("Clients") AND Mr. Rajeshree H. Morar pertaining to sale of "Flat No. 1803/1804, Wing B, Vishnu Shivam Tower C.H.S. Ltd., Thakur Village, Kandivali East, Mumbai 400111" ("Flat") is terminated and cancelled and further our clients intend to sell the said Flat to any third party.

NOTICE. JAI-AMBE NIVAS-GEETANJALI BHAGAT NIVAS & CHAWL. MALAD (E), MUMBAI-400 097. PLEASE TAKE NOTICE that my clients (1) SMT. KANTABEN BABUBHAI PATEL (2) PRADEEP BABUBHAI PATEL (3) MAHESH BABUBHAI PATEL (4) SMT. PRAVINA ANANTAR KAKADIA AND (5) CHANDRAVADAN MANJIBHAI PATEL (6) SMT. ARUNA VIRENDRA PATIL (7) SMT. PANNA BIPIN PATEL (8) SMT. GEETA MADHUSUDAN KHARJURIA & (9) RASIK MANJIBHAI PATEL are giving Development rights and thereafter sale the under mentioned property and I am investigating and certifying their title to the under mentioned property.

PUBLIC NOTICE. NOTICE IS HEREBY GIVEN TO PUBLIC AT LARGE THAT MY CLIENTS, Mrs. Parveen Shabbir Khalifa and Mr. Saiyaf Shabbir Khalifa propose to buy from Mr. Hasan Nursha Mujawar, Owner / Member / Outgoing Seller, his right, title, share and interest in respect of Shop No. 11, Rabindra CHSL., Shanti Niketan, 19, L. R. Road, Mahim (as Described in Schedule-'A' and hereafter called the said Shop / Property). The said Shop was purchased / acquired in resale by him from the Original first member Mrs. Akhtar Jahan Haleem under an Agreement for Sale dated 10.11.2010, duly registered with the Sub-Registrar, Mumbai-City under Serial No. BBE-1/8747/2010.

PUBLIC NOTICE. NOTICE IS HEREBY GIVEN TO PUBLIC AT LARGE THAT MY CLIENTS, Mrs. Parveen Shabbir Khalifa and Mr. Saiyaf Shabbir Khalifa, enter into Agreement for Sale with the said Mr. Hasan Nursha Mujawar, this notice is issued to initiate the process of due diligence.

NOTICE. THE SCHEDULE 'A' OF THE SHOP / PROPERTY ABOVE REFERRED TO. Commercial Premises being Shop No. 11 on Ground Floor, measuring area 200 Sq. Ft. Carpet, in the building known as Shanti Niketan, Rabindra Co-operative Housing Society Ltd., bearing Final Plot No. 745, TPS III, (Cadastral Survey No. 1694) Mahim Div., situated at, 19, Lady Jamshedji Road, Mahim (W), Mumbai 400 016, together with 5 shares of ₹ 50/-, each fully paid bearing Distinctive No. 181 to 185 (both inclusive), Share Certificate No. 37, dated 10th October 2022 for ₹ 250/- in respect of 5 Shares bearing distinctive No. 181 to 185 (both inclusive) issued in the name of Mr. Hasan Nursha Mujawar, omitting the previous history of transfer endorsement on the reverse portion of the Share Certificate.

PUBLIC NOTICE. This is to inform to the general public that, the proposed construction of "Redevelopment of Patel Nagar C.H.S. Ltd. at CTS no. 1084, Kandivali (West), Mumbai by developer M/s. Pebble Park Developers LLP has been accorded Environmental Clearance from Environment & Climate Change Department, Mantralaya, Govt. of Maharashtra vide letter no. SIA / MH / MIS / 285338 / 2022, dated: 11/04/2023. Copies of the said Environmental Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at http://parivesh.nic.in

PUBLIC NOTICE. TO WHOMSOEVER IT MAY CONCERN. TAKE NOTICE THAT THE MOU dated 12/12/2022 executed between (1) Mr. Prakash H. Patel & (2) Mrs. Meeraben H. Patel ("Clients") AND Mr. Rajeshree H. Morar pertaining to sale of "Flat No. 1803/1804, Wing B, Vishnu Shivam Tower C.H.S. Ltd., Thakur Village, Kandivali East, Mumbai 400111" ("Flat") is terminated and cancelled and further our clients intend to sell the said Flat to any third party.

NOTICE. NOTICE is hereby given that (1) Mr. Parag Datta And (2) Mrs. Sujata Datta are the absolute owners of the Premises being Flat No. C/605, in the Building known as "Dheeraj Upan-VIII of Dheeraj Upan-VIII Co-operative Housing Society Limited, situated at, Opp. Bhor Industries, Off. W. E. Highway, Borivali (E), Mumbai - 400 066 on the land bearing C.T.S. No. 176/A, C & D of Village Magthane, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. Our client is negotiating for acquiring all the rights, title and interests in the aforesaid property. Any persons who has/have any claim, right, title and interest in the aforesaid property by way of sale, gift, exchange, mortgage, charge, lease, lien, succession or in any other manner whatsoever should intimate the same to the undersigned with sufficient documentary proof within 15 days from the date of publication of this notice at the address provided hereunder. In case no objections are received within the aforesaid time, it shall be presumed that there are no claimants to the aforesaid property and our client shall accordingly proceed to complete the legal formalities for the purchase of the aforesaid property.

NOTICE. Pursuant to Regulation 29 read with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Notice is hereby given that a meeting of Board of Directors of the Company is scheduled to be held on Tuesday, 16th May, 2023 inter-alia, to consider, approve and act on record the Standalone And Consolidated Unaudited Financial Results for the Quarter ended 31st March, 2023 and Standalone And Consolidated Audited Financial Results for the Financial Year ended 31st March, 2023 of the Company and recommendation of dividend, if any, for the Financial Year ended 31st March, 2023.

NOTICE. Shri Mohamed Alifhusein Al-Yamani, a Member of the Bunyan Co-operative Housing Society Ltd. having address at Motishah Cross Lane, Byculla, Mumbai 400027 and holding Flat No 418 in the building of the Society, died on 13th February 2021 without making any nomination. The Society hereby invites claims or objections from the heir or heirs or other claimants/ objector or objectors to the transfer of the said shares and interest of the deceased Member in the capital/ the property of the Society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his/her/their claims/objections for transfer of shares and interest of the deceased Member in the capital/ property of the Society. If no claims/ objections are received within the period prescribed above, the Society shall be free to deal with the shares and interest of the deceased Member in the capital/ property of the Society in such manner as is provided under the Bye-laws of the Society. The claims/ objections, if any, received by the Society for transfer of shares and interest of the deceased Member in the capital/ property of the Society shall be dealt with in the manner provided under the Bye-laws of the Society. A copy of the registered Bye-laws of the Society is available for inspection by the claimants/ objectors, in the office of the Society/ with the secretary of the Society/ within 11 a.m. to 12 p.m. from the date of publication of the notice till the date of expiry of its period.

NOTICE. THE SCHEDULE 'B' OF THE LOST / MISPLACED / NOT HANDED OVER / UNTRACEABLE ORIGINAL AGREEMENT ABOVE REFERRED TO. A File containing Original Title Deeds, Allotment Letter, including Agreements for Sale in respect of the said Shop No. 11 on Ground Floor, measuring area 200 Sq. Ft. Carpet, in the building known as Shanti Niketan, Rabindra Co-operative Housing Society Ltd., bearing Final Plot No. 745, TPS III, (Cadastral Survey No. 1694) Mahim Div., situated at, 19, Lady Jamshedji Road, Mahim (W), Mumbai 400 016, together with 5 shares of ₹ 50/-, each fully paid bearing Distinctive No. 181 to 185 (both inclusive), Share Certificate No. 37, dated 10th October 2022 for ₹ 250/- in respect of 5 Shares bearing distinctive No. 181 to 185 (both inclusive) issued in the name of Mr. Hasan Nursha Mujawar, omitting the previous history of transfer endorsement on the reverse portion of the Share Certificate.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000165533/CE/2305001433

Date: 19/05/2023

To,
M/s.Pebble Park Developers LLP CA to
Patel Nagar CHS LTD. (Proposed
construction Re-development project), CTS
No. 1084, Kandivali (W), Mumbai.



Sub: Consent to Establish for Redevelopment Building Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 5th CC meeting dtd-12.05.2023.

Your application NO. MPCB-CONSENT-0000165533

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.225.0 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Redevelopment Building Construction Project named as M/s. Pebble Park Developers LLP CA to Patel Nagar CHS LTD. (Proposed construction Re-development project), CTS No. 1084, Kandivali (W), Mumbai on Total Plot Area of 9,591.7 Sq.Mtrs for construction Total Construction BUA of 65473.36 Sq.Mtrs as per EC granted dated-11.04.2023 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-11.04.2023	9591.70	65473.36

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	249	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

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

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	577 Kg/Day	Segregation	sent to authorized vendor
2	Wet Waste	384 Kg/Day	OWC	Use as manure
3	STP Sludge	25 Kg/Day	drying	Use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Handover to authorized recycler	recycle

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

18. The Project Proponent shall comply with the Environmental Clearance obtained dtd-11.04.2023 for construction project having total plot area of Sqm and total plot area 9591.7 Sq.mtr, & Construction BUA 65473.36 Sq.mtr as per specific condition of EC.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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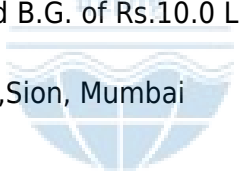
Signed by: **Dr. J. B. Sangewar**
Joint Director (WPC)
For and on behalf of
Maharashtra Pollution Control Board
jdwaters@mpcb.gov.in
2023-05-19 16:00:35 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	450000.00	TXN2303002993	20/03/2023	Online Payment

Copy to:

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



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **300 CMD for treatment of domestic effluent of 249 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	287.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG set-630 KVA	Acoustic Enclosure	5.00	Diesel 170 Kg/Hr	1	SO ₂	81.6 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





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

To,

The Licensed Architect
PATEL NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED
Plot bearing CTS no. 1084, M.G. cross Road no. 4, R/S Ward, Kandivali
(West), Mumbai- 400067 -400067

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/285338/2022 dated 25 Jul 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH182247 |
| 2. File No. | SIA/MH/MIS/285338/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Redevelopment of Patel Nagar
C.H.S. Ltd. at Kandivali (W), Mumbai- 400
067 by M/s. Pebble Park Developers LLP
CA to Patel Nagar CHS LTD |
| 7. Name of Company/Organization | PATEL NAGAR CO-OPERATIVE
HOUSING SOCIETY LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 11/04/2023

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

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

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/285338/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Pebble Park Developers LLP
CA to Patel Nagar CHS LTD.
CTS No. 1084, Kandivali (W), Mumbai

Subject: Environmental Clearance for proposed Redevelopment of Patel Nagar C.H.S. Ltd. at CTS No. 1084, Kandivali (W), Mumbai by M/s. Pebble Park Developers LLP CA to Patel Nagar CHS LTD.

Reference: Application no. SIA/MH/MIS/285338/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SFAC-2 in its 185th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th meeting (Day-2) of State Level Environment Impact Assessment Authority (SEIAA) held on 03.03.2023.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/MIS/285338/2022	
2	Name of Project	Proposed Redevelopment of Patel Nagar C.H.S. Ltd at Kandivali (W), Mumbai	
3	Project category	8 (a)	
4	Type of Institution	Private	
5	Project PropONENT	Name	Mrs. Simoni Creado M/s. Pebble Park Developers LLP CA to Patel Nagar CHS LTD
		Regd. Office address	Raheja Chambers, Linking road and Main Avenue, Santacruz (W), Mumbai 400054
		Contact number	8850688316
		e-mail	simoni@vraheja.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March 2023	
7	Applied for	Applied for New IC	
8	Location of the project	CTS No. 1084. at Kandivali (W), Mumbai State: Maharashtra, India.	
9	Latitude and Longitude	Latitude: 19°12'22.88" N:	

		Longitude: 72°50'34.01" E					
10	Plot Area (sq.m.)	9591.7					
11	Deductions (sq.m.)	480					
12	Net Plot area (sq.m.)	9111.7					
13	Ground coverage (m ²) & %	5139.22 (56.40 %)					
14	FSI Area (sq.m.)	24,490.69					
15	Non-FSI (sq.m.)	35,982.67					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	65,473.36					
17	TBUA (m ²) approved by Planning Authority till date	65,473.36 Received Concession Approval from MCGM dt. 14.06.2022					
18	Earlier EC details with Total Construction area, if any.	Not Applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not Applicable					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	--	--	--	Tower 1 to 7:	Underground Tanks + Ground + 5 Podja + 6 th to 22 nd floors each	69.91 m.	--
21	No. of Tenements & Shops	Flats: 421 Nos.					
22	Total Population	2135 numbers of person					
23	Total Water Requirements CMD	293CMD					
24	Under Ground Tank (UGT) location	Underground					
25	Source of water	MCGM					
26	STP Capacity & Technology	•STP Capacity: 300 KI. •Technology: MBBR (Moving Bed Bio Reactor)					
27	STP Location	Underground					
28	Sewage Generation CMD & % of sewage discharge in sewer line	•Sewage Generation: 249 CMD •% of treated sewage discharge in sewer line :35 %					
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal			
		Dry waste	9	Segregation of solid waste into biodegradable and non-biodegradable and handed over to authorize recyclers.			
		Wet waste	6				
		Construction waste	--	Reuse/ recycle on site and disposal of remaining waste to the authorized landfill site with permission of authorized			

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	recycler Treatment / disposal
		Dry waste	577	To Authorized recyclers
		Wet waste	384	Treatment of biodegradable waste in Organic Waste Converter
		E-Waste	--	--
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 1822.34 Sq. mt. RG provided on Ground Mother earth: 914.53 Sq.mt RG on Ground: 197.55 Sq. mt. RG provided on Podium: 730.13 Sq. mt. Total: 1842.21 Sq.mt. Existing trees on plot: 50 Nns. Number of trees to be planted: a) In RG area: 32 Nus. b) In Miyawaki Plantation (with area): 148 nns. of trees in 60 sq m area Number of trees to be cut: 7 Number of trees to be transplanted: Nil		
33	Power requirement	During Operation Phase: Connected load (KW): 8770 KW Maximum demand (KW): 3528 KW		
34	Energy Efficiency	a) Total Energy saving (%): 20.97 % b) Solar energy (%): 5.73 %		
35	D.G. set capacity	DG set of 630 kVA capacity		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 436 Nus. 2-Wheeler: 104 Nus. Provision of 135 nos. of E-charging points.		
37	No. & capacity of Rain water harvesting tanks/Pits	Provision of RWH tank of capacity 132 Kl.		
38	Project Cost in (Cr.)	225.00 Cr		
39	EMP Cost	Construction Phase: Rs. 88.85 Lacs Operation Phase: Capital cost: Rs. 269.71 Lacs Operational and Maintenance cost: Rs. 26.76 Lacs/annum		
40	CER Details with justification if any...as per MoEF & CC circular dated 01/05/2018	--		
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257th meeting (Day-2) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
a) SWD NOC/remarks; b) Tree NOC.
3. PP to shift plant room of STP above the ground & submit revise layout of STP accordingly.
4. PP to include cost of mechanical ventilation DMP in EMP; PP to provide portable STP for workers during construction phase. Accordingly, revise EMP of Construction & Operation phase.

B. SEIAA Conditions-

1. PP to plant as many trees as cumulative age of trees to be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-LA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area - 29490.69 m², Non FSI area -35982.67 m² and total BUA - 65473.36 m². (Plan approval No. P-9243/2021/(1084)/R/C Ward/KANDIVALI R/C/337/I/New, dated- 14.06.2022) (Restricted as per appraisal)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra

Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water. Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal.

The clearance letter shall also be put on the website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOC's shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Date: 4/11/2023 4:30:02 PM