

A. S. HIGHTECH LLP

16, Koteswar Palace CHSL, Jeeva Mahale Road, Andheri East, Mumbai - 400 069.
Email ID : ashightechllp@gmail.com, LLPIN : ABB-2830

Date: 29.05.2025

To,
The Member Secretary
Maharashtra Pollution Control Board
3rd & 4th floor, Kalpataru point, Sion Matunga
Scheme Road no.8, Opp. Sion Circle, Sion (E).
Mumbai-400 022.

Sub: Submission of six-monthly compliance report (**October 2024 to March 2025**) of Environment Clearance for "Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S.No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai -400 102

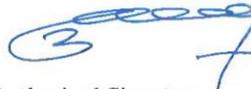
Ref: Environmental Clearance Letter No SEIAA- EC No: EC24B039MH158714, dated Feb 07, 2024

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Datasheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above -cited letter, with supporting documents.

Thanking You,

For, M/s. A S HIGHTECH LLP




Authorized Signatory
Encls: As above

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Email ID : ashightechllp@gmail.com, LLPIN : ABB-2830

Date: 29.05.2025

To,
Regional Officer,
West- Central Zone (WCZ),
Ministry of Environment, Forest and Climate Change
East Wing, New Secretariat Building, Civil Lane,
Nagpur - 440001

Sub: Submission of six-monthly compliance report (October 2024 to March 2025) of Environment Clearance for "Sugam & Singh SRA CHS. (Prop.)" Under S.R. scheme on plot bearing C.T.S.No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai -400 102

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Authorized Signatory

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Email ID : ashightechllp@gmail.com, LLPIN : ABB-2830

Date: 29.05.2025

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA)
Environment Department,
Room No 217, 2nd Floor, Mantralaya,
Mumbai: 400032.
Maharashtra

Sub: Submission of six-monthly compliance report (**October 2024 to March 2025**) of Environment Clearance for "Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S.No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai -400 102

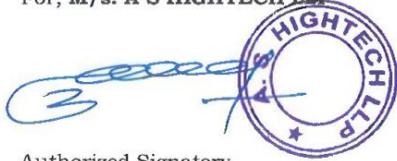
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Monitoring the Implementation of Environmental Safeguards
Ministry of Environment & Forests
Regional office (W), Nagpur.
Monitoring Report.
DATA SHEET

Sr. No.	Particulars	Details						
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	8(b) – “ Township and area Development ” Category B1						
2.	Name of the Project	“Sugam & Singh SRA CHS. (Prop.)” Under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai -400 102.						
3.	Clearance letter(s)/OM and Date	EC No: EC24B039MH158714 & date 07/02/2024						
4.	Location	Plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai -400 102						
a.	District	Mumbai						
b.	State	Maharashtra						
c.	Latitude / Longitude	Latitude: 19°08'43.71"N Longitude: 72°50'29.12"E						
5.	Address of correspondence							
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	Mr. Divakar Baliram Parab A S HIGHTECH LLP 16. Koteswar Palace, Near Garvare House, Jiva Mahal Marg, Andheri (E), Mumbai- 400069						
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above						
6.	Salient features	Building Configuration: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Building name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>Sale bldg. 1</td> <td>Wing A Basement + Ground + 1st</td> <td>119.95</td> </tr> </tbody> </table>	Building name	Configuration	Height (m)	Sale bldg. 1	Wing A Basement + Ground + 1 st	119.95
Building name	Configuration	Height (m)						
Sale bldg. 1	Wing A Basement + Ground + 1 st	119.95						

				to 4 th Podium + 5 th ('E' Deck) Floor + 6 th to 38 th Floor	
			Wing B		
			Wing C		
		Sale Bldg. 2		Gr. + 1 st to 35 th floors	119.95
		Sale Bldg. 3		Gr. + 1st to 22 nd floors	69.90
		Rehab Bldg. 1	Wing A	Gr. + 1st to 8th Podium + 9 th to 32 nd upper floor	119.95
			Wing B	Gr. + 1st to 18th upper floor	69.90
		Rehab Bldg. 2		Gr. + 1 st to 9 th + Service + 10 th to 18 th upper floor	69.90
	a) of the Project	-			
	b) of the Environmental Management Plan	Details of Environmental Management Plan is attached as Annexure			
7.	Break-up of the project area				
	a) submergence area : forest & nonforest	Not applicable			
	b) Others	Total Plot area: 22,037.10 sq.m FSI area: 1,20,757.94 sq.m Non-FSI area: 1,03,377.61 sq.m			
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers				
	a) SC, ST / Adivasis	Not applicable			

	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives 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	Rs.833 Crore
	b) Allocation made for environmental management plans with item wise and year wise break-up	Construction Phase O&M : Rs. 325.56 Lakhs / year Operation Phase Capital Cost: Rs. 784 Lakhs Operation & Maintenance Cost: Rs.93.84 lakhs/year
	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 environmental management plans so far	EMP – Construction phase cost is been incurred.
10.	Forest land requirement	No Forest Land Required
	a) The status of approval for diversion of forest land for non-forestry use	-
	b) The status of clearing felling	-
	c) The status of compensatory	-
	d) afforestation, if any	-
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	-

11.	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	
12.	Status of construction	
	a) Date commencement (Actual and/or planned)	Date of commencement: 07/05/2024
	b) Date of completion (Actual and/or planned)	Date of completion: 07/05/2027
13.	Reasons for the delay if the project is yet to start	Not applicable
14.	Dates of site visits	Not applicable
	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	--

SITE PHOTOGRAPHS







ARCHITECT CERTIFICATE

RE-FORM
CONSULTANTS

Date :- 29.05.2025

To
The Chairman,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th floor,
Opp. PVR Theatre, Sion (E), Mumbai-400022

Subject: Architect's Certificate stating current status of construction on site for "Sugam & Singh SRA CHS. (Prop.)" Under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai -400 102.

Dear Sir,

With reference to the above-mentioned subject this is to inform you that construction has started on site, total plot potential of the project is 1,94,865.25 sq. m. and status of construction on site till March 2025 is given below:

PROPOSED BUILDING DETAILS:

Sr. No.	Building Description	FSI AREA (Till March 2025) (m ²)	Non-FSI (Till March 2025) (m ²)	Total Construction BUA (Till March 2025) (m ²)	Status of Construction till March 2025
1	REHAB BUILDING NO. 1 (WING 'A') (BASE. + GR. + 1 ST TO 12 TH + SERVICE FLR. + 13 TH TO 34 TH + 35 TH (PT) UPP. FLR.)	527.59	422.16	949.75	PART GROUND FLOOR COMPLETED
2	REHAB BUILDING NO. 1 (WING 'B') (GR. + 1 ST TO 9 TH + SERVICE FLR. + 10 TH TO 18 TH UPP. FLR.)	3997.30	5638.87	9636.17	18 TH FLOOR COMPLETED
3	REHAB BUILDING NO. 2 (GR. + 1 ST TO 9 TH + SERVICE FLR. + 10 TH TO 18 TH UPP. FLR.)	3507.11	5206.31	8713.42	18 TH FLOOR COMPLETED
4	SALE BUILDING NO. 1 (WING 'A') (COMMON BASE. + GR. FOR REHAB SHOPS + 1 ST TO 4 TH PODIUM (PT) COMM. + 5 TH AMENITY FLOOR + 6 TH TO 38 TH UPP. FLRS.)	18257.13	16603.13	34860.26	29 th FLOOR COMPLETED

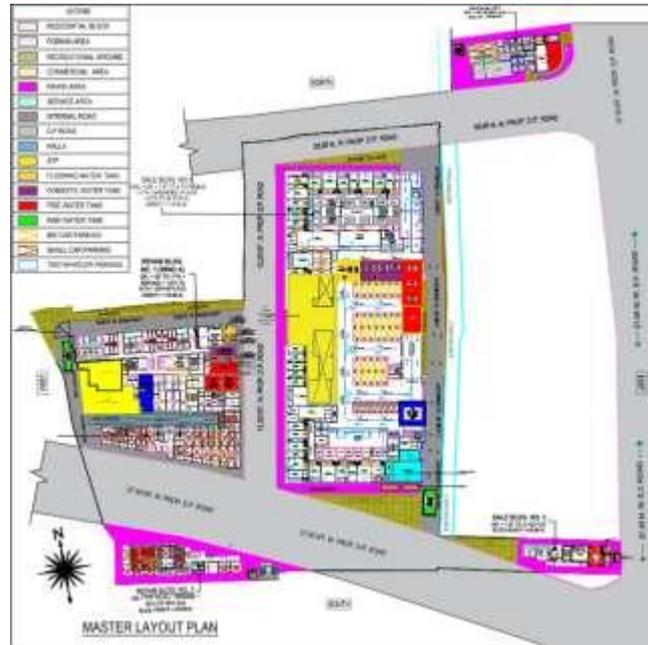
EMP

ENVIRONMENTAL MANAGEMENT COST (CONSTRUCTION PHASE)

Sr. No.	Parameter	O & M Cost (Rs. In Lakhs/year)
1	Water spray for dust suppression	80.00
2	Continuous Air Quality machine	40.00
3	Site sanitation and Potable Water Supply to Labour	30.0
4	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories)	2.0
5	Health check-up & first aid	9.0
6	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	6.0
7	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	20.0
8	Safety nets	10.0
9	Storm water Management (SWD along plot boundary and Sedimentation Pits)	15.0
10	Passenger lift	10.0
11	Tyre cleaning and Vehicle maintenance	1.2
12	Safety Training to Workers (Twice in Year), Safety Officer	30.0
13	Disinfection	12.0
14	Debris & construction waste	60.0
15.	Tankers for Construction phase	0.36
Total Cost		325.56

ENVIRONMENTAL MANAGEMENT COST (OPERATION PHASE)

Sr. No.	EMP Measures	Capital Cost (Rs. Lacs)	O&M Cost/Y (Rs. In Lacs)
1	STP	80.00	28.00
2	Rainwater Harvesting tanks	40.00	4.00
3	Solid Waste Management	29.00	10.00
5	Energy Saving using Solar System	146.00	15.00
6	Gardening & Landscaping	24.00	2.4
7	LFD	128.00	1.2
8	DMP	277	26.24
9	Basement Dewatering	10.00	2.00
10	Basement Ventilation with Air Cleaning	30.00	3.00
11	Tractors for transfer of waste to OWC	20.00	2.00
Total		784	93.84



Submitted to
Maharashtra State Pollution Control Board (MPCB)

Environmental Consultant

**Building Environment (India) Pvt. Ltd**
Sector- 11, C.B.D. Belapur - 400 614
Telefax: 022 4123 7073/2757 8554
Web: www.beipl.co.in

Submitted by

M/S. A.S. HIGHTECH LLP
16, Koteswar Palace, Near Garvare
House, Jiva Mahal Marg, Andheri (E),
Mumbai - 400069

Sr.No	Specific condition (A) SEAC Condition	Compliance
1	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 showing all mandatory RG on mother earth as per Hon'ble Supreme Court order.	Document is attached as ANNEXURE 1
2	PP to obtain following NOCs & remarks: . a) Water Supply NOC for Sale building-2; b) Sewer Connection NOC for Sale building-2; c) CFO NOC for Sale building-2; d) Nalla remarks.	Document is attached as ANNEXURE 2
3	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.	Document is attached as ANNEXURE 3
4	PP to submit revised Chartered Architect certificate with chronology of building approvals i.e CCs received & building wise, FSI, Non-FSI area wise, configuration wise construction done on site, PP to submit Architect certificate mentioning that they have stopped the construction activity on project site.	Document is attached as ANNEXURE 4
5	PP to submit building wise sewage & solid waste generation & accordingly explore to provide separate STP, OWC for each building as DP roads are surrounding to each building	Document is attached as ANNEXURE 5
6	PP to relocate flushing tanks adjacent to the STPS.	Document is attached as ANNEXURE 6
7	PP to revised energy calculation with terrace area available as per shadow analysis report & area required for solar panel; PP to ensure minimum 5% energy saving from renewable sources and 20% overall energy saving in the project.	Document is attached as ANNEXURE 7
8	PP to reduce retrieval time in case of disaster for both human & vehicle evacuation.	Document is attached as ANNEXURE 8
9	PP to submit layout with locations of all OWCs with area provided, dimensions; PP to	Document is attached as ANNEXURE 9

	submit curing rack calculations & parameters of compost to be achieved.	
10	PP to submit building wise 2-wheeler & 4-wheeler (required& provided) parking statement & ensure that adequate 2-wheeler parking to be provided in Rehab building 2, 3 & Sale building 2 & 3 considering the socio- economic status of the project, PP to ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.	Document is attached as ANNEXURE 10
11	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess	Document is attached as ANNEXURE 11
12	PP to obtain CRZ NOC from competent authority for proposed construction, if required.	Document is attached as ANNEXURE 12
	SEIAA conditions-	
1	PP has provided mandatory RG area of 1297.50 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and will be complied as instructed.
2	This EC is excluding sale building no 2 as PP hasnot obtained CFO NOC	Noted
3	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted
4	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted.
5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No 22-34/2018-IA III dt.04.01.2019.	Noted. The standard EC compliance conditions will be Complied.
6	SEIAA after deliberation decided to grant EC for-FSI-99,495.84 m2, Non FSI-95,369,41 m2. total BUA-1,94,865.25 m2. (Ilan approval NoKW/MHADA/0005/20220707/AP/S-1, dated- 02.11.2023) (Restricted as per approval)	Noted.
	General Conditions for Construction Phase	
1	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	Noted. The Solid waste Generated- Non-Biodegradable:3331 Kg/day Biodegradable: 2220 Kg/day Total: 5551 Kg/day.

		Solid waste is managed by local body and disposed safely.
2	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 precaution for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Noted
3	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. .	PP has reported that Hazardous waste viz. paints, vanishes etc, generated during construction sent to authorized hazardous waste management site. Plastering waste shall be used for raft foundation and backfilling. Since this is maivan construction. No plaster will be generated. Tiles waste shall be used for china mosaic water proofing of terraces. Aluminium cutting waste shall be sold to recyclers.
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. .	PP has reported that Total 77 nos. of hutment are provided on site for construction workers. Proper housekeeping and regular pest control is being carried out through construction. First aid and medical facilities are provided during construction. Site sanitation like safe and adequate municipal water for drinking and domestic purpose, 35 nos of toilets, 5 nos of bathrooms and periodic checkup facilities are provided during construction phase. Waste generated from toilets and bathrooms is collected by sewage suction tanker by local

		<p>solid waste management facility for further treatment.</p> <p>Solid Waste: Waste through construction activity is being reused as per the waste management plan and rest is sold to recyclers.</p>
5	Arrangement shall be made that wastewater and storm water do not get mixed.	<p>PP has reported that, Stormwater drains have been designed considering peripheral storm water discharge.</p> <p>Storm water line and sewer drainage line will be separated to avoid the contamination.</p>
6	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	<p>PP has reported that Water demand during construction phase is reduced by recycling of water and premixed concrete.</p>
7	The ground water level and its quality should be monitored regularly in consultation with ground water Authority .	<p>Will be complied.</p>
8	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.	<p>PP has reported that No ground water is used. Project does not depend upon the direct intake from ground water table. It is fully dependent upon Municipal Water Supply.</p> <p>Plan approval for construction of basement has been obtained from BMC.</p>
9	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	<p>Will be complied.</p>
10	The energy conservation building code shall be strictly adhered to.	<p>Noted.</p>
11	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	<p>Noted.</p>
12	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.	<p>PP has reported that additional soil was used for site levelling and backfilling purpose.</p>
13	Soil and water ground samples will be tested to ascertain that there is no threat to ground water	<p>PP has reported that Soil and groundwater were tested as</p>

	quality by leaching of heavy metal and other toxic contaminates.	
14	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
15	The diesel generator sets to be during construction phase should be low sulphur diesel type and should conform to Environment (protection) Rules prescribed for air and noise emission standards.	PP has reported that All no DG Sets being used during construction phase, uninterrupted power supply from TATA Power for project activities
16	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.	PP has reported that all the vehicles bringing construction material have valid PUC certificate which have fielded for log maintenance. All the vehicles do comply with relevant air and noise standards. The proponent has instructed the contractors and sub-contractors to run the vehicles during non- peak hours
17	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air the noise quality should be closely monitored during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	PP has reported that the measures mentioned in the EMP for noise abatement are being strictly followed site barricades of height 3.5 MT are provided to reduce noise pollution . Existing trees along the plot boundary are serving as permanent and natural noise barriers. It is also helpful in reducing the air borne particles and to absorb the vehicular emission The regular monitoring results indicate that the air and noise Parameters are as per CPCB standards limits and do not show any incremental load because of the Construction activity
18	Diesel power generating sets proposed as source of backup power for elevators and	PP has reported that DG sets will be source of backup power

	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.	for common area illumination and will conform to the rules made under Env. Protection Act, 1986. Low Sulphur diesel will be used. DG sets will be placed in an acoustic enclosure. all these DG sets will be operated for smaller period during power failure. Provision of adequate stack height as per CPCB norms.
19	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 be surroundings by a separate environment cell / designated person.	PP has reported that A qualified EHS team is working on site for monitoring of construction phase
B)	Operation Phase	
1	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 recycled material.	Noted
2	E-waste shall be disposed through authorized Vendor, as per E-waste (Management and Handling) Rules, 2016	PP has reported that The Project is in construction phase and there is minimal E-waste generation and disposal being carried out as per standards.
3	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.	Noted
4	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the	PP has provided MBBR type STP of capacity 1510 KLD.

	building. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging in to sewer line no physical occupation or allotment will be given unless all above said environment infrastructure is installed and made functional including water requirement.	
5	The Occupancy Certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted
6	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.	PP has reported that The project has entry/exit points with sufficient width of road to avoid traffic congestion. Complete parking is internal. The site is well connected.
7	PP to provide adequate electric charging points for electric vehicle (EVs).	Noted
8	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	PP has reported that PP will comply with the same. The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic values of region. Trees with large canopy have been planted so that they can suppress dust emissions. For Tree NOC please refer Annexure
9	A separate environment management cell with qualified staff shall be up for implementation of the stipulated environment safeguards.	PP has reported that The project has erected environmental Management cell within the construction supervision team to supervise all aspects of the Environmental management plan.
10	Separate Funds shall be allocated for implementation of environment 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	PP has provided MBBR type STP of capacity 1510 KLD

	environment protection measures shall not be diverted for other purpose.	
11	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	Complied. We published public notice in local Newspapers.
12	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.	PP has reported that Agreed to Comply with. Developers have submitted copy of Environment clearance to local Municipal Corporation and NGO and has been uploaded the same on the website of the company.
13	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.	PP has reported that they will comply with the same. They are submitting herewith six monthly report on status of compliance of stipulated EC conditions and Environmental monitoring reports to the Regional Office, MOEF with copy to this department and MPCB.
C)	General EC Conditions	
1	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Yes, developer has agreed to follow the mentioned condition.
2	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution C) General EC Conditions:-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	PP had obtained consent to establish vide dtd. 28.11.2018 having total plot area of 6238.28 Sq.mt. and total Construction BUA of 2,24,135.55 Sq.mt.
3	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted

4	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are submitting herewith six monthly Monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.
5	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted
6	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
7	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.	Not Applicable
8	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.	We have obtained Environmental Clearance from Environment Department, Government of Maharashtra. Project doesn't fall under violation of EP Act and no court case pending in the court of law. We will carry out the Construction activity as per Environmental clearance and other approvals received.

9	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.	All other applicable permission/ NOCs shall be obtained before starting proposed work at site.
10	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand and accept this condition by MoEF.
11	Validity of Environment Clearance: The environmental clearance accorded as per EIA Notification, 2006, amended from time to time.	Noted
12	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 and will be Complied
13	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

Sr.No.	Annexure	Description
1	Annexure-1	IOD/IOA/Concession Document attached
2	Annexure-2	a) Water Supply NOC for Sale building-2; b) Sewer Connection NOC for Sale building-2; c) CFO NOC for Sale building-2; d) Nalla remarks
3	Annexure-3	PP to submit undertaking and architect certificate
4	Annexure-4	PP to submit revised Chartered Architect certificate with chronology of building approvals ie CCs received & building wise, FSI, Non-FSI area wise.
5	Annexure-5	PP to submit building wise sewage & solid waste generation
6	Annexure-6	PP to relocate flushing tanks adjacent to the STPS.
7	Annexure-7	PP to ensure minimum 5% energy saving from renewable sources and 20% overall energy saving
8	Annexure-8	PP to reduce retrieval time in case of disaster for both human & vehicle evacuation.
9	Annexure-9	PP to submit layout with locations of all OWCs with area provided, dimensions
10	Annexure-10	PP to submit building wise 2-wheeler & 4-wheeler (required& provided) parking statement.
11	Annexure-11	PP to reduce discharge of treated water up to 35%; PP to submit undertaking.
12	Annexure-12	PP to obtain CRZ NOC from competent authority for proposed construction.

Annexure 1

SALE BLDG. NO. 1 1/22
PROGRAMA A

A. AREA STATEMENT

AREA	AREA IN SQ. M.
1. FLOOR AREA	10000
2. ROOF AREA	10000
3. TOTAL AREA	20000

B. BALANCE SHEET STATEMENT

DESCRIPTION	AMOUNT
1. CAPITAL	1000000
2. RESERVE	500000
3. DEBT	500000

C. STATEMENT OF INCOME

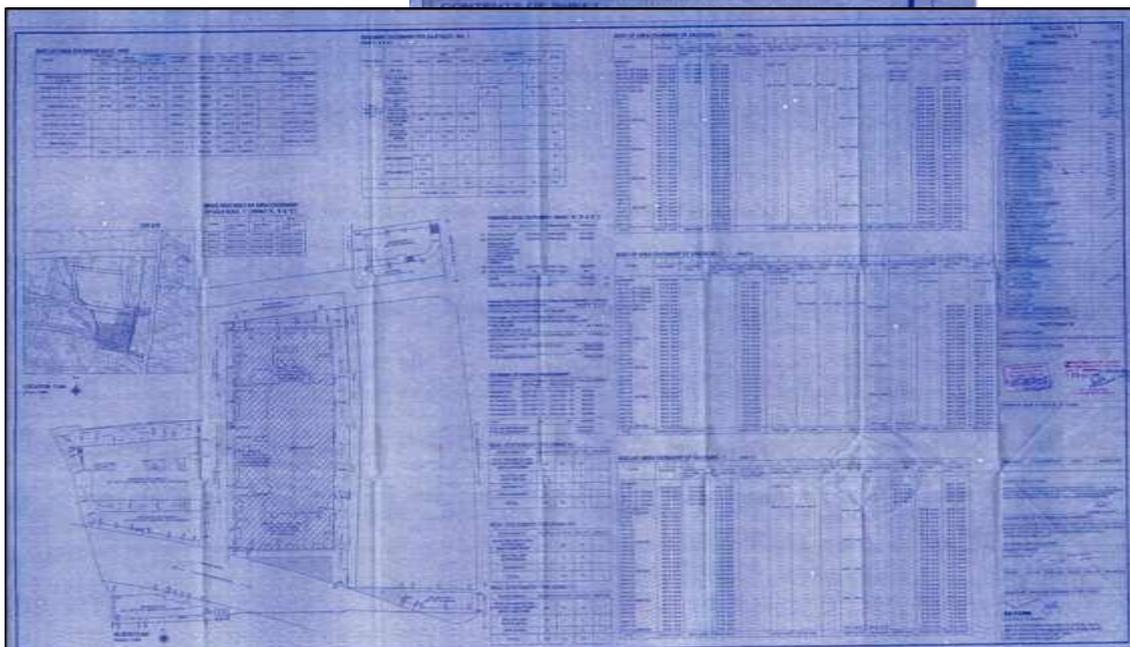
DESCRIPTION	AMOUNT
1. REVENUE	1000000
2. EXPENSES	500000
3. NET INCOME	500000

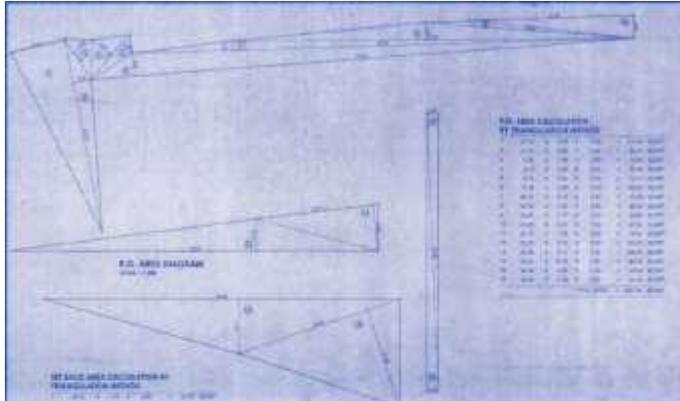
D. STATEMENT OF ASSETS AND LIABILITIES

DESCRIPTION	AMOUNT
1. ASSETS	1000000
2. LIABILITIES	500000

E. TRANSPORT VEHICLE PAPERS

PROFORMA B





E.G. AREA CALCULATION BY TRIANGULATION METHOD

Sl. No.	Area (Sq. M)
1	114.49
2	48.93
3	14.68
4	21.42
5	14.11
6	148.89
7	75.28
8	30.40
9	28.88
10	47.82
11	78.07
12	130.20
13	208.45
14	168.34
15	48.22
16	44.22
TOTAL AREA	1207.00

FABRIC AREA STATEMENT (WING 'A' 'B' & 'C')

Sl. No.	Area (Sq. M)	Remarks
1	114.49	Area of Plot
2	48.93	Area of Building
3	14.68	Area of Road
4	21.42	Area of Wall
5	14.11	Area of Terrace
6	148.89	Area of Veranda
7	75.28	Area of Balcony
8	30.40	Area of Staircase
9	28.88	Area of Lift
10	47.82	Area of Corridor
11	78.07	Area of Hall
12	130.20	Area of Living Room
13	208.45	Area of Dining Room
14	168.34	Area of Kitchen
15	48.22	Area of Bathroom
16	44.22	Area of Toilet
TOTAL FABRIC AREA	1207.00	

BUILT-UP AREA STATEMENT BLDG. WISE

Sl. No.	Proposed Bldg. Built-up Area	Rehab. Component	Permissible Sale Area 25% Incentive	Proposed Sale B/A	Proposed Total B/A	Total Non-FSI Area	Total CCMS Area	Proposed FSI/FSI-FSI	Remarks
	(1)	(2)	(3)	(4)	(5) = (1)+(4)	(6)	(7)	(8)	
As per recorded of 18.04.2023	21881.21	6882.75	8679.24	---	28760.95	---	---	---	RECORDED OF 18.04.2023
REHAB BLDG. NO. 1 (WING 'A')	5274.82	4319.33	5187.22	815.31	11336.68	31422.32	14735.25	---	PLINTH C.C. ISSUED
REHAB BLDG. NO. 1 (WING 'B')	5372.91	7819.88	6953.83	369.87	12735.57	3487.39	5836.17	---	PLINTH C.C. ISSUED
REHAB BLDG. NO. 2	2891.88	8882.84	7503.48	704.82	12983.31	3307.11	8713.82	---	P.C.C. ISSUED
SALE BLDG. NO. 1 (WING 'A')	---	---	---	24524.87	24524.87	19803.88	14425.48	---	PLINTH C.C. ISSUED
SALE BLDG. NO. 1 (WING 'B')	---	---	---	18290.24	18290.24	22981.83	45261.71	---	PLINTH C.C. ISSUED
SALE BLDG. NO. 1 (WING 'C')	---	---	---	5877.83	1227.88	14842.48	3828.27	---	PLINTH C.C. ISSUED
SALE BLDG. NO. 2	---	---	---	276.25	276.25	187.09	472.81	---	PLINTH C.C. ISSUED
TOTAL	21881.21	6882.75	8679.24	87914.50	64652.24	65388.41	134883.24	---	

Annexure 2

RE-FORM

CONSULTANTS

Date:- 25/07/2023

To,
The Executive Engineer,
K/W Ward, (Planning Cell),
Ground Floor,
Engineering Hub Bldg.,
Dr. Moses Road,
Worli Naka, Worli,
Mumbai - 18.

Sub:- Remark for Nalla with Dome type covering for Proposed S.R. Scheme on property bearing CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7, of Village Oshiwara, Singh housing Colony, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102. For, Sugam & Singh SRA Co-Op. Hsg. Soc.(Prop)."

Sir,

With reference to the above subject, we are submitting herewith P.R.Cards, C.T.S. Plan, D.P.Remark, A.E. Survey Remark and Block plan & Location plan.

We request to kindly given remark for the Nalla with Dome type covering as per MCGM policy. We are ready to pay the necessary Charges for the same. Please do the needful and issue us the remark at the earliest and oblige.

Thanking you,

Yours Faithfully,

For, M/s. Re-Form Consultants,



Annexure 3

RE-FORM
CONSULTANTS

Undertaking

Date: 27-12-2023

To
The Chairman,
State Environmental Impact Assessment Authority (SEIAA),
Environment Department,
15th Floor, New Administrative Building,
Mantralaya, Mumbai- 400032

Subject: Undertaking for entire RG is on Ground for "Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai-400 102 by M/S. A.S. HIGHTECH LLP.

File No. SIA/MH/INFRA2/437140/2023

Respected Sir,

We hereby certify that the entire mandatory RG is located on ground (1297.50 SQ.MT.) as per Hon'ble Supreme Court order.

This mandatory RG area is kept open to sky and also enables plantation of trees.

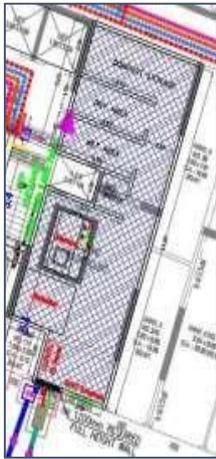
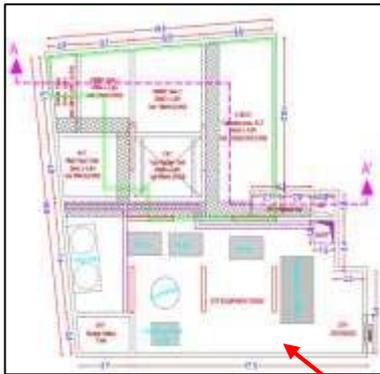
Thanking you,

Architect,

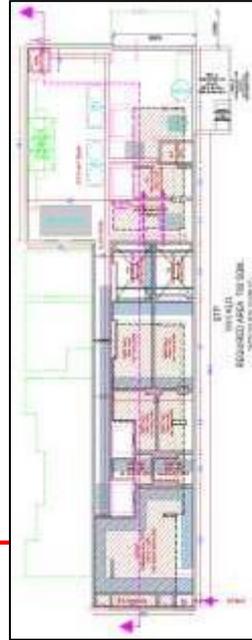
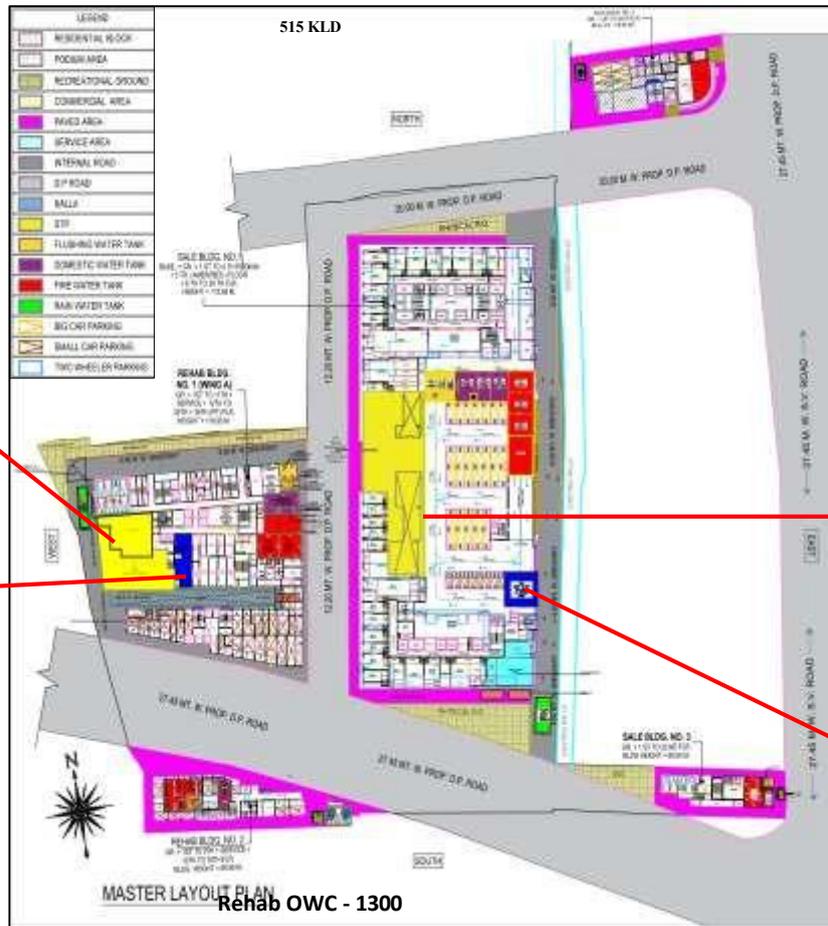


Authorized Signatory

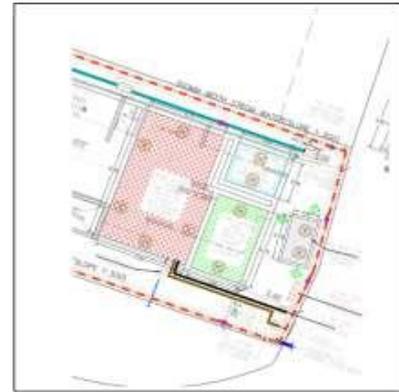
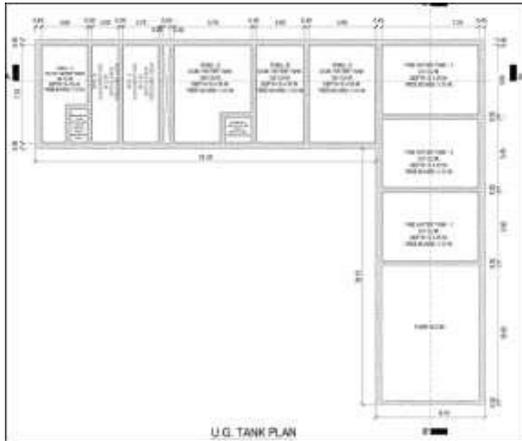
Annexure 5



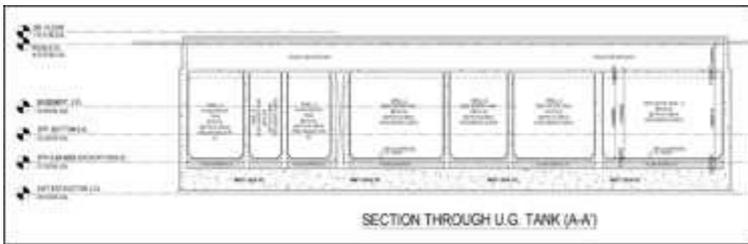
kg/day

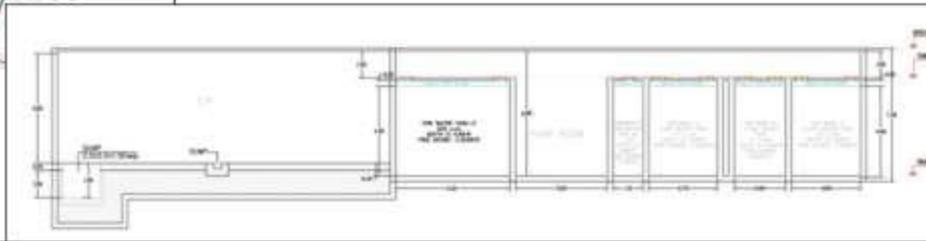
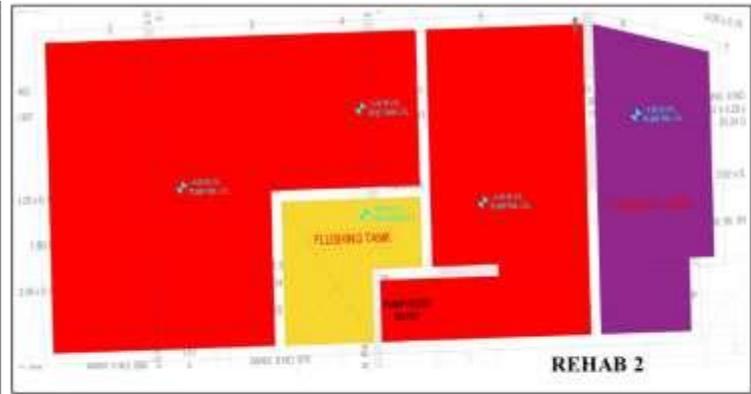


Sale O



SALE 3 PLAN

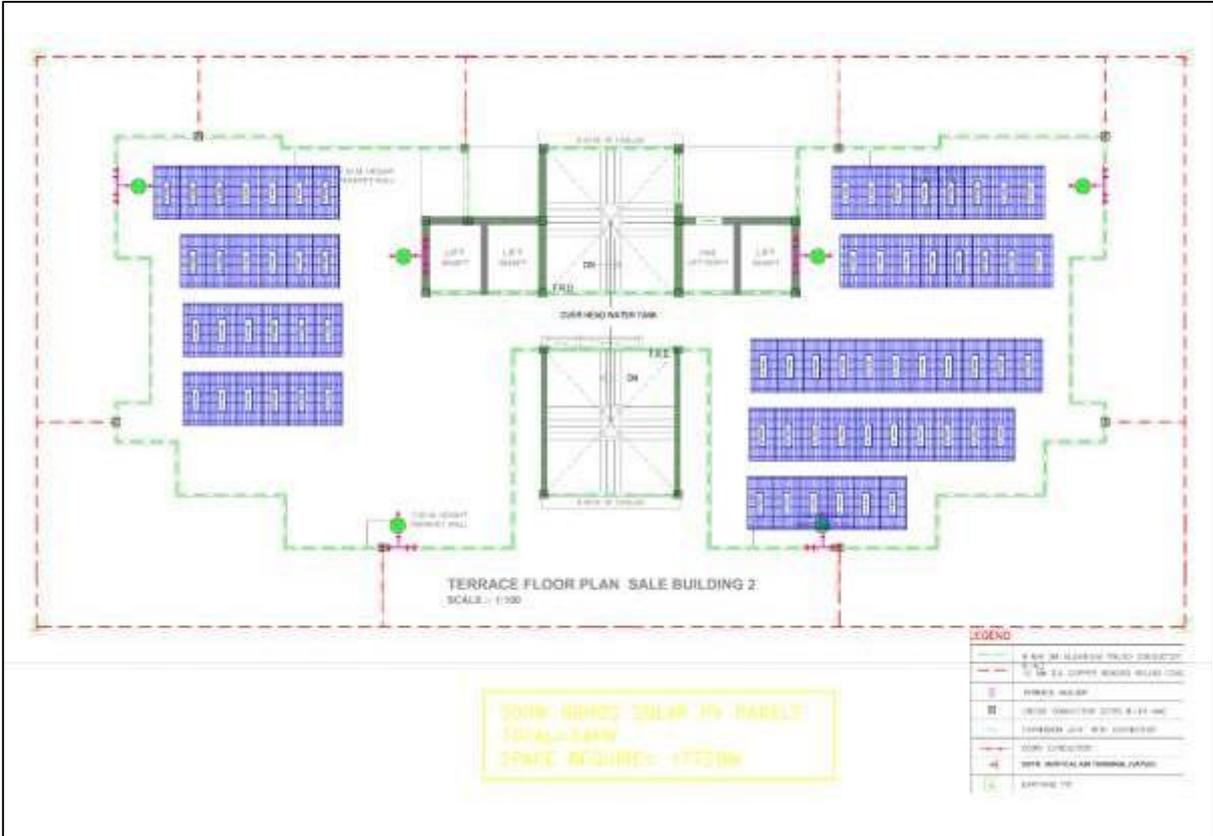
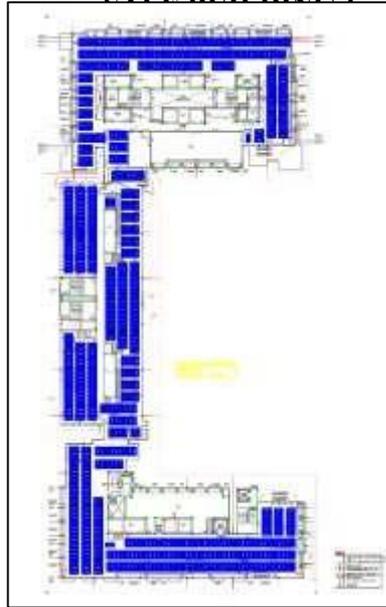




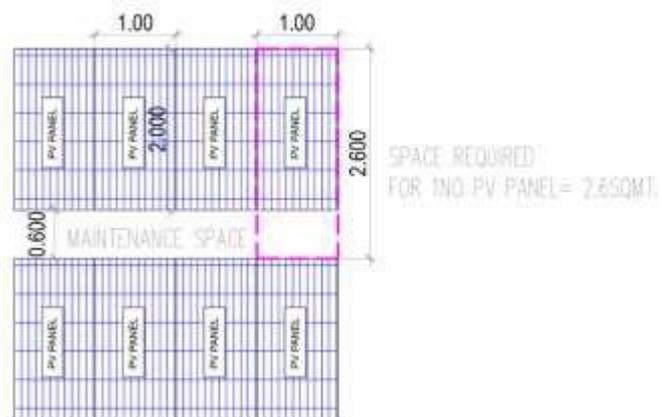
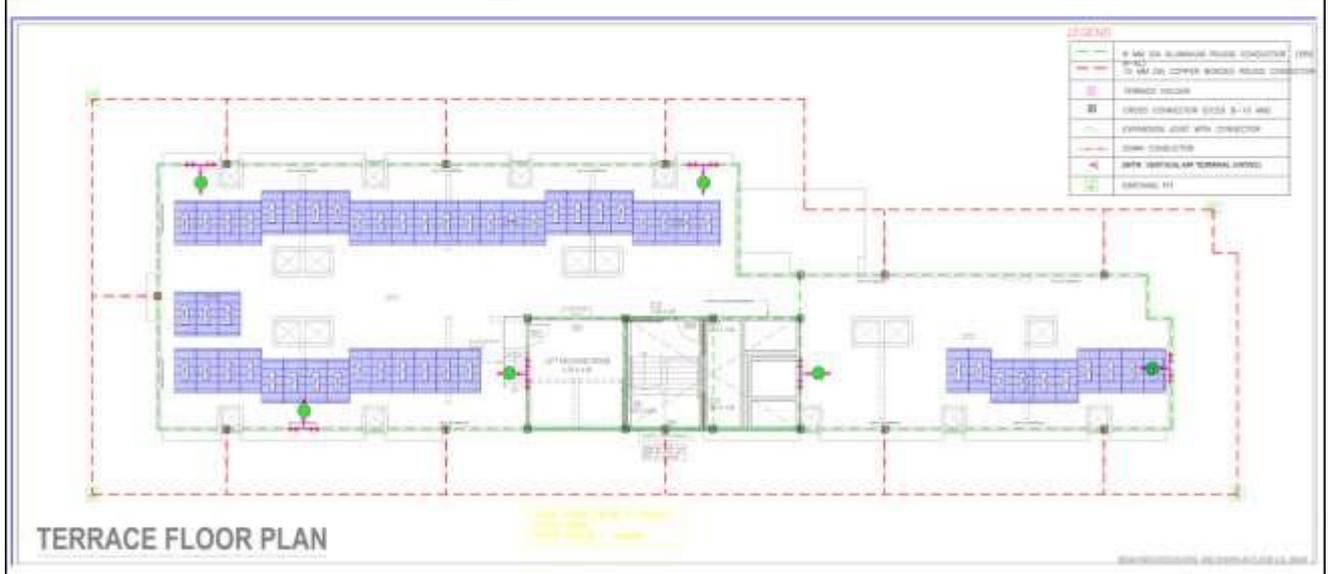
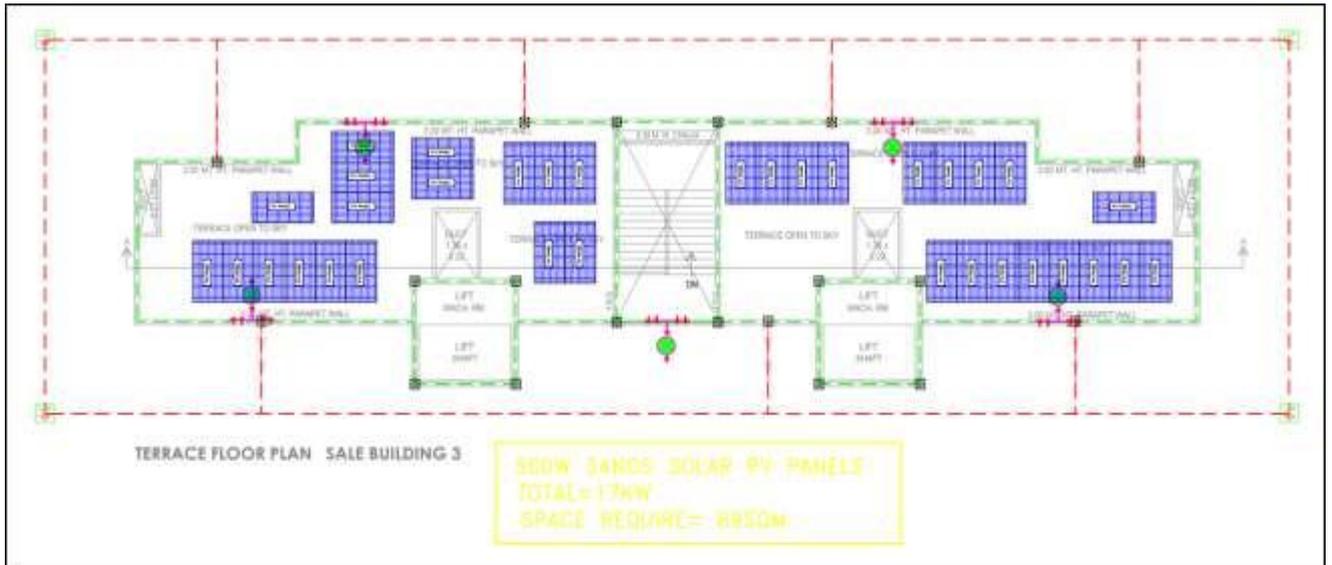
Annexure 7

ENERGY SAVING MEASURES														
Sr. no.	Description	Building name	Maximum Demand load (Kw)	Full load hrs	% of savings considered on demand	Annual Consumption (Kw-h)	Annual diversity	Annual Load on Solar in Kw	Annual Consumption (Kw-h) per month using Solar PV cells	Annual Consumption (Kw-h) using Energy Saving Measures	Area of Roof Top (Sq.mt)	Shadow free area on terrace (sq. m)	Area of Solar Panels placed (Sq.mt)	
1	Staircase Lighting	Sale Bldg. 1	32.07	18.6	20% overall saving. 5% saving on Solar.	264.8	1	350KW	4,752	40,768	14,950	3360	18,803	Use of Solar PV system considered with LED light fixtures.
	Lobby lighting		167	134		1336	1		4,87,640		3,41,348	30%	1,46,292	Use of LED light fixtures.
2	Parking Area lighting	Sale Bldg. 2	11	9	20% overall saving.	9	1	33KW	32,120	66	22,484	30%	9,636	Use of LED light fixtures with Timer control.
	External Lighting		10.0	8	5% saving on Solar.	8	1		21,024		14,717	30%	6,307	Use of LED light fixtures with Timer control.
	Water Pumps		257.0	154		398.4	1		1,12,566		95,681	15%	16,885	Use of BEE Certified energy efficient Motors.
3	Lifts	Sale Bldg. 3	871	610	20% overall saving. 5% saving on Solar.	17,80,324	1	16KW		32	15,13,275	15%	2,67,049	BEE rated/ Certified Motors equipments and ACVVVF rated elevator drives.
	Apartment load (Lighting load)		204	143		1142.4	1		4,16,976		3,54,430	15%	62,546	Use of LED Light Fittings with Electronic ballast instead of Fluorescent Light fittings (40w) and copper ballasts.
4	STP	Rehab Bldg. 1	165.0	132	20% overall saving.	7,70,880	1	154KW		308	6,55,248	15%	1,15,632	Use of BEE Certified energy efficient Motors.
	Hot Water		5668.0	1700	5% saving on Solar.	6,20,646	1		4,04,695			35%	2,15,951	Solar hot water system for 20% Hot water requirement.
5	Total kWh	Rehab Bldg. 2	518		20% overall saving. 5% saving on Solar.	43,16,928		26KW		52			8,59,140	
	% Savings												320	136
	% Savings through Renewable energy	Total	11,605.36 kw					579KW		1158 nos.			5%4378	3013

SALE BUILDING 1



SALE BUILDING 2



Annexure 8

Reply: Evacuation is attached.

Sale Building 2

Parking proposed: 153 (2 level pit + tower parking)

- The average time taken to evacuate 1 car is 1.25 min
- Total time taken to evacuate 153 cars is 191 min

Sale Building 3

Parking proposed: 25 (2 level pit + puzzle parking)

- The average time taken to evacuate 1 car is 1.25 min
- Total time taken to evacuate 25 cars is 32 min

Rehab Building 1

Parking proposed: 246 (2 level pit + tower parking)

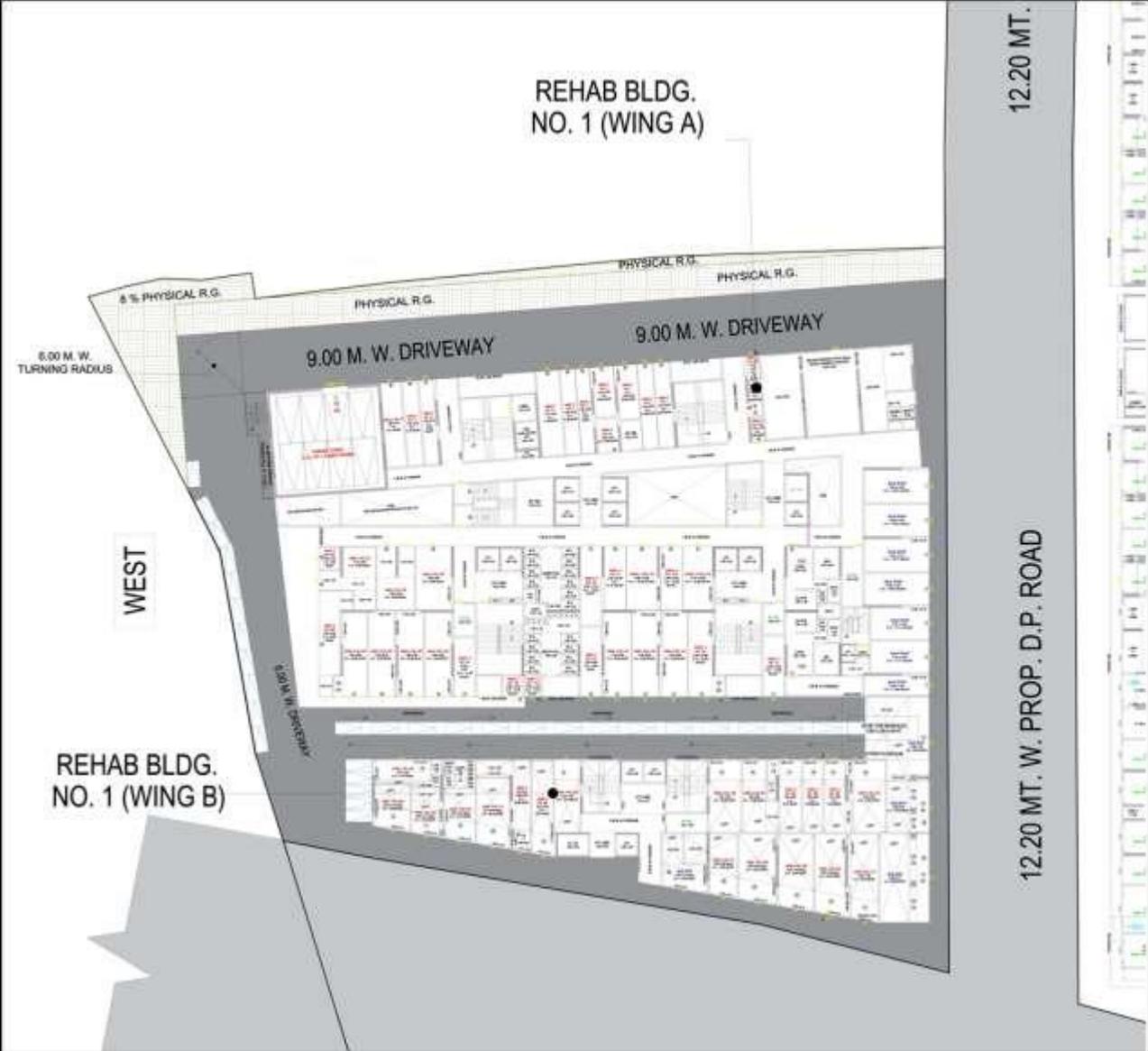
- The average time taken to evacuate 1 car is 1.25 min
- Total time taken to evacuate 246 cars is 308 min

Rehab Building 2

Parking proposed: 54 (tower parking)

- The average time taken to evacuate 1 car is 1.25 min
- Total time taken to evacuate 54 cars is 68 min

Annexure 10



Annexure 11



महाराष्ट्र MAHARASHTRA © 2023 76AA 746541

गणपति मंदिर कार्यालय, मुंबई
प.म.प.क्र. ८००००१०
12 OCT 2023
रजिस्ट्रार ज्येष्ठवारी

श्रीमती लता सांगळे

AGREEMENT

This agreement made on the 9th November 2023 between M/s. A.S.Hightech LLP having its office 16, Koteswar Palace, Near Garware house, Jiva Mahale Marg, Andheri (E) Mumbai -69 and represented by its Partner Mr. Divakar B. Parab one of the Partner of M/s. A.S. Hightech LLP..... One Part.

AND

Mr. Vinayak Shankar Sawant proprietor of M/s. Vinayak Water Suppliers having its address at 01, Singh Sadan, Singh Compound, R.M Road, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102..... of the other Part.



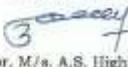

For VINAYAK WATER SUPPLIERS

Proprietor

M/s. A.S.Hightech LLP has requested to M/s. Vinayak Water Suppliers to take excess treated water available from site address at CTS No. 410/C/1 (pt), 435, 435/1 to 147, 441 (pt), 443 (pt), 443/1 to 7, of Village Oshiwara, Singh housing Colony, Opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai - 400 102. The date of this agreement on the terms and conditions hereinafter mentioned, M/s. A.S.Hightech LLP is at liberty to cancel or modify any or all of the conditions hereinafter mentioned after giving a notice of 15 days.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

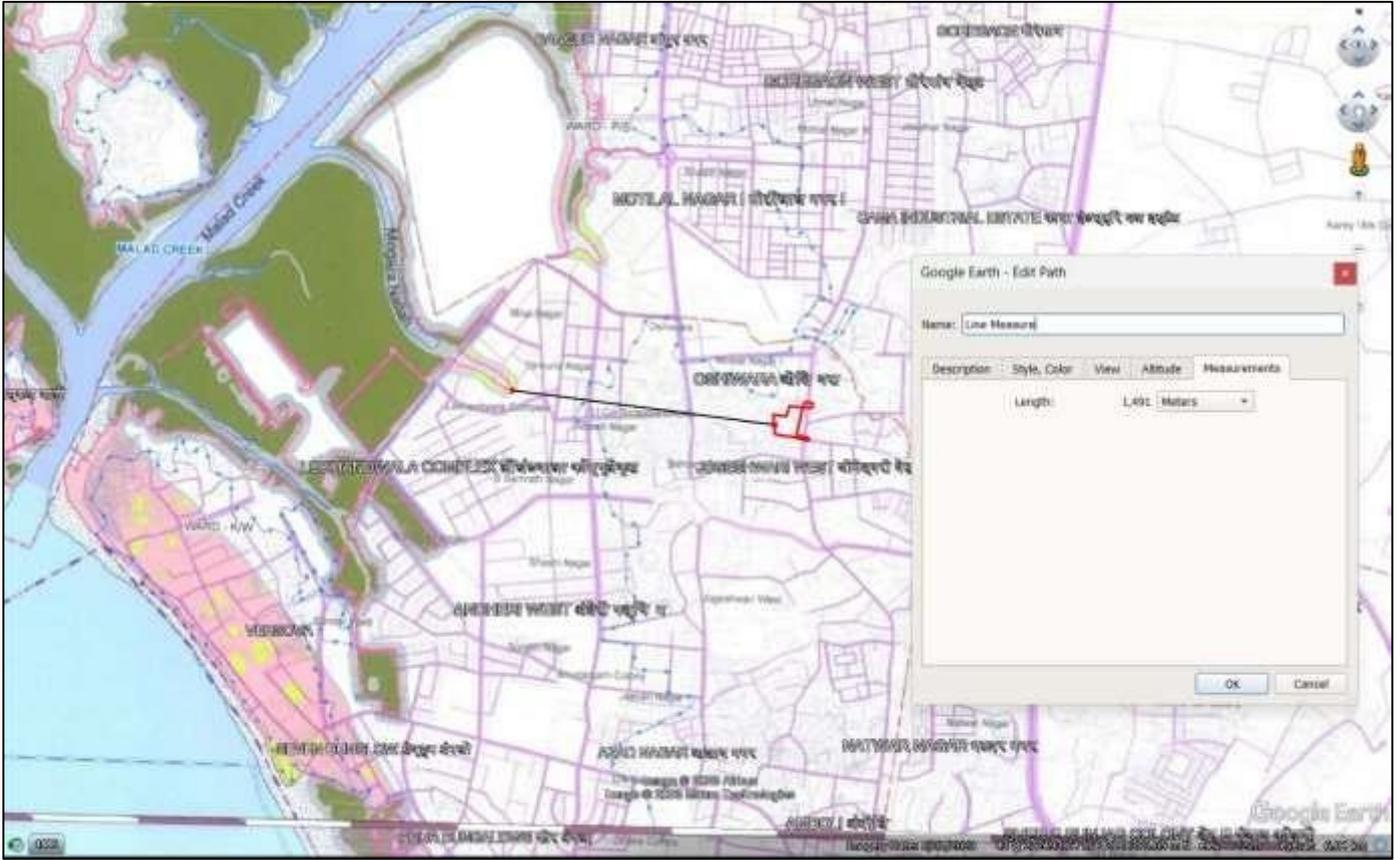
1. The pumps and pipelines up to the receiving point shall be installed by M/s. A.S.Hightech LLP at its own cost.
2. M/s. A.S.Hightech LLP shall man and run these pumps and maintain the pumping mains connected therein including pump-house (STP).
3. The cost of maintaining and repairing the said cost bearing by M/s. A.S.Hightech LLP.
4. The M/s. Vinayak Water Suppliers agree to take excess treated water available from site i.e. 500 during Non- Monsoon season at the sewage treatment plant from the above project for the purpose of non-potable use.
5. Every attempt will be made by M/s. A.S.Hightech LLP to take excess treated water but in case of breakdown in the supply, the M/s. A.S.Hightech LLP shall make their own arrangements for the same.
6. The charges for take excess treated water quantity shall be payable at the rate as fixed from time to time by M/s. A.S.Hightech LLP and subject to such minimum charge as may be fixed by M/s. A.S.Hightech LLP.
7. M/s. A.S.Hightech LLP is at liberty to cut-off the excess treated water mention site for violation of all or any of the conditions of this agreement including the terms and conditions.

Yours faithfully,

For, M/s. A.S. Hightech LLP

For VINAYAK WATER SUPPLIERS
Approved and confirmed

Proprietor
M/s. M/s. Vinayak Water Suppliers

Annexure 12



ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



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

To,

The -1

A S HIGHTECH LLP

16, Koteswar Palace, Near Garvare House, Jiva Mahal Mard, Andheri
(E), Mumbai - 400069 -400069

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/448677/2023 dated 17 Oct 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B039MH158714 |
| 2. File No. | SIA/MH/INFRA2/448677/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | "Sugam & Singh SRA CHS. (Prop.)"
under S.R. scheme on plot bearing C.T.S.
No. 410C/1(pt), 435, 435/1 to 147,
441(pt), 443(pt), 443/1 to 7, of village
Oshiwara, Singh housing colony, opp.
Ruby Hospital, S.V. Road & Raghavendra
Mandir Road, Jogeshwari (West) Mumbai
-400 102 |
| 7. Name of Company/Organization | A S HIGHTECH LLP |
| 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: 07/02/2024

(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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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/448677/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.A S HIGHTECH LLP.
At village Oshiwara, Singh housing colony,
opp. Ruby Hospital, S.V. Road
& Raghavendra Mandir Road,
Jogeshwari (West) Mumbai

Subject : Environmental Clearance for proposed SRA project for "Sugam & Singh SRA CHS. (Prop.)" on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai by M/s.A S HIGHTECH LLP.

Reference : Application no. SIA/MH/INFRA2/448677/2023.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 219th meeting under screening category 8 (a) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 273rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 3rd January, 2024.

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

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/448677/2023
2	Name of Project	"Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai-400 102
3	Project category	8(b) - "Township & Area Development Project" Category B1
4	Type of Institution	Private
5	Project Proponent	Name Mr. DIVAKAR BALIRAM PARAB Regd. Office address 16, Koteswar Palace, Near Garvare House, Jiva Mahal Marg, Andheri (E), Mumbai - 400069

		Contact number	9821075168				
		e-mail	amar@roswalt.com				
6	Consultant	Building Environment India Pvt. Ltd. Accreditation No. - NABET/EIA/2225/RA 0267_Rev 01 Validity - 27.05.2025					
7	Applied for	New					
8	Location of the project	Plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai-400 102.					
9	Latitude and Longitude	19°08'43.71" N 72°50'29.12" E					
10	Plot Area (sq.m.)	22,037.10 sq. m					
11	Deductions (sq.m.)	6,777.42 sq. m					
12	Net Plot area (sq.m.)	15,259.68 sq. m					
13	Ground coverage (m ²) & %	9,939.49 sq. m					
14	FSI Area (sq.m.)	1,20,757.94 sq. m					
15	Non-FSI (sq.m.)	1,03,377.61 sq. m					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,24,135.55 sq. m					
17	TBUA (m ²) approved by Planning Authority till date	FSI: 1,20,757.94 sq. m Non-FSI: 1,03,377.61 sq. m TBUA: 2,24,135.55 sq. m					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	-					
20	Previous EC / Existing Building			Proposed Configuration		Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	-	-	-	Sale Bldg. 1	Basement + Ground + 1 st to 4 th Podium + 5 th ('E' Deck) Floor + 6 th to 38 th Floor		119.95
	-	-	-	Sale Bldg. 2	Gr. + 1 st to 37 th floors		119.95
-	-	-	Sale Bldg.	Gr. + 1 st to 22 nd	69.90	-	

			3	floors		
			Rehab Bldg. 1	Wing A	Part Basement + GR. + 1ST TO 12TH COMMERCIAL + SERVICE + 13TH TO 34TH + 35TH (PT) UPPER FLOOR	119.95
				Wing B	Gr. + 1st to 18th upper floor	69.90
			Rehab Bldg. 2		Gr. + 1 st to 9 th + Service + 10 th to 18 th upper floor	69.90
21	No. of Tenements & Shops	2,768				
22	Total Population	12,199 Nos				
23	Total Water Requirements CMD	Particulars				
		Source:			MCGM	
		Fresh water (Domestic) KLD			919	
		Recycled water (Flushing) KLD			493	
		Landscape KLD			14.5	
		Total (KLD)			1426.5	
24	Under Ground Tank (UGT) location	Below ground				
25	Source of water	Municipal Corporation of Greater Mumbai (MCGM)				
26	STP Capacity & Technology	1510 KLD MBBR				
27	STP Location	Below ground				
28	Sewage Generation CMD & % of sewage discharge in sewer line	1320 KLD & 35% 238 KLD				
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal		
		Dry waste	67.5	Handed over to authorize vendors.		
		Wet waste	45	Handed over to authorize vendors.		

		Rehab 2 – 20 cum, Sale 1 – 150 cum, Sale 2 – 20 cum, Sale 3 – 10 cum
37	Project Cost in (Cr.)	833 Cr.
38	EMP Cost	Construction Phase: O & M Cost: Rs. 325.56 Lakhs/yr Operation Phase: Capital Cost: Rs. 784 Lakhs O & M Cost: 93.84 Lakhs/yr
39	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	-
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No such litigation is pending against the project relating to environmental compliance.

3. The proposal has been considered by SEIAA in its 273rd (Day-1) meeting held on 3rd January, 2023, and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory RG on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs & remarks:
3. a) Water Supply NOC for Sale building-2; b) Sewer Connection NOC for Sale building-2; c) CFO NOC for Sale building-2; d) Nalla remarks.
4. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
5. PP to submit revised Chartered Architect certificate with chronology of building approvals i.e CCs received & building wise, FSI, Non-FSI area wise, configuration wise construction done on site; PP to submit Architect certificate mentioning that they have stopped the construction activity on project site.
6. PP to submit building wise sewage & solid waste generation & accordingly explore to provide separate STP, OWC for each building as DP roads are surrounding to each building.
7. PP to relocate flushing tanks adjacent to the STPs.
8. PP to revised energy calculation with terrace area available as per shadow analysis report & area required for solar panel; PP to ensure minimum 5% energy saving from renewable sources and 20% overall energy saving in the project.

9. PP to reduce retrieval time in case of disaster for both human & vehicle evacuation.
10. PP to submit layout with locations of all OWCs with area provided, dimensions; PP to submit curing rack calculations & parameters of compost to be achieved.
11. PP to submit building wise 2-wheeler & 4-wheeler (required & provided) parking statement & ensure that adequate 2-wheeler parking to be provided in Rehab building 2, 3 & Sale building 2 & 3 considering the socio-economic status of the project; PP to ensure that minimum 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
12. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
13. PP to obtain CRZ NOC from competent authority for proposed construction, if required.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1297.50 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is excluding sale building no 2 as PP has not obtained CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI- 99,495.84 m², Non FSI- 95,369.41 m², total BUA- 1,94,865.25 m². (Plan approval NoKW/MHADA/0005/20220707/AP/S-1, dated-02.11.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai.
6. CEO SRA, Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally signed by: Smt Pravin C. Darade, I.A.S.

Designation: Member Secretary

Date and Time: 27/02/2024 1:44:33 PM

MONITORING REPORTS



Lab Approved by MoEF, New Delhi. (Valid till 06/03/2026)

"Shree", K 3/4, S. No. 10, Erandawane Housing Society, Opposite Deenanath Mangeshkar Hospital, Pune 411 004.
• Tel.: 020 - 25460202, 25460203, 25460023, 25460033. • Email : kmn@hespl.co.in / md@hespl.co.in • www.hespl.co.in

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

CLIENT'S NAME & ADDRESS	REPORT NO	HS/LAB/AA/17237A/1
Project Name: Proposed SRA project for "Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai-400 102.	DATED	25/02/2025
	LAB REFERENCE NO	HS/LAB/AA/BE-0740
	DATE OF SAMPLING	18&19/02/2025
	DATE OF ANALYSIS	20-24/02/2025

RESULTS

SR. NO.	DESCRIPTION	UNIT	RESULT	NAAQS LIMITS	TEST METHOD REFERENCE
01	DATE OF SAMPLING	DD/MM/YY	18&19/02/2025		
02	TEST LOCATION		AQ-1 At Project site (Lat.& long.) 19° 8'47.03"N 72°50'30.51"E		
03	TIME OF SAMPLING (00.00)	Hrs.	11:15		
04	AMBIENT TEMPERATURE (Max/Min)	Deg C	34/22		
05	RELATIVE HUMIDITY	% RH	53		
06	SAMPLING DURATION	Hrs.	24		
07	PM ₁₀	µg/m ³	122.56	≤100	IS 5182(part 23):2006, RA 2022
08	PM _{2.5}	µg/m ³	63.24	≤60	IS 5182(part 24):2019
09	SO ₂	µg/m ³	17.11	≤80	IS 5182(part 2):2023
10	NO ₂	µg/m ³	28.40	≤80	IS 5182(part 6):2006 RA 2022
11	CO (1 hour)	mg/m ³	0.401	≤4.0	IS 5182 (Part 10):1999 RA 2019

REMARK/OBSERVATIONS:

NAAQS–National Ambient Air Quality Standards.

PM₁₀ and PM_{2.5} levels are not within limits prescribed by NAAQS.

For HORIZON SERVICES

MANISHA NARGOLKAR
(Lab Incharge)

****End of Test Report****



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"Shree", K 3/4, S. No. 10, Erandawane Housing Society, Opposite Deenanath Mangeshkar Hospital, Pune 411 004.
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AMBIENT NOISE MONITORING REPORT

CLIENT'S NAME & ADDRESS	REPORT NO.	HS/LAB/AA/17237A/2
Project Name: Proposed SRA project for "Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai-400 102.	DATED	25/02/2025
	LAB REFERENCE NO	HS/LAB/AA/BE-0740
	DATE OF SAMPLING	18/02/2025

RESULTS

SR. NO.	TEST LOCATION	UNIT	Day Time			Night Time		
			L Max	L Min	Average	L Max	L Min	Average
01	NQ-1 At Project site (Lat. & long.) 19° 8'45.80"N 72°50'29.33"E	dB(A)	71.7	64.3	68.0	59.3	49.4	54.35

REMARK/OBSERVATIONS:

LIMITS – Refer Noise Annexure Enclosed

For HORIZON SERVICES

MANISHA NARGOLKAR
(Lab Incharge)

****End of Test Report****



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Noise Annexure

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 metres 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.



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ANALYSIS REPORT

F/LAB/04/01/17.12.2012

CLIENT'S NAME & ADDRESS Proposed SRA project for "Sugam & Singh SRA CHS. (Prop.)" under S.R. scheme on plot bearing C.T.S. No. 410C/1(pt), 435, 435/1 to 147, 441(pt), 443(pt), 443/1 to 7, of village Oshiwara, Singh housing colony, opp. Ruby Hospital, S.V. Road & Raghavendra Mandir Road, Jogeshwari (West) Mumbai-400 102.	REPORT NO	HS/LAB/WA/17408A
	DATED	24/02/2025
	LAB REFERENCE NO	HS/LAB/WA/1531A
	DATE OF SAMPLING	18/02/2025
	DATE OF ANALYSIS	19/02/2025

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Soil Sample	The Client	----	SQ-1- At Project site 19° 8'46.46"N 72°50'29.51"E

RESULT OF ANALYSIS

SR. NO	DESCRIPTION	UNIT	RESULT	Standard as per Ministry of Agriculture 2011	TEST METHOD REFERENCE
01	pH @ 25 °C	---	8.10	< 8.5	IS 2720 (Part 26) 1987 RA 2016
02	Colour	---	Brown	Not Specified	SOP NO: HS/ NABL/ SOIL/17
03	Texture	---	Sandy loam	Not Specified	SOP NO: HS/ NABL/ SOIL/19
03a	Sand	%	24.00	Not Specified	Ministry of Agriculture 2011
03b	Slit	%	16.00	Not Specified	Ministry of Agriculture 2011
03c	Clay	%	60.00	Not Specified	Ministry of Agriculture 2011
04	Electric Conductance @ 25 °C	mS/cm	0.63	0.15 – 0.65	IS 14767:2000
05	Total Organic Matter	%	0.60	0.5 – 0.75	IS 2720 (Part 22) 1972 RA 2020
06	Bulk Density	g/cm ³	1.22	Not Specified	IS 2720 (Part 7) 1975 RA 2020
07	Porosity	%	41.00	Not Specified	Ministry of Agriculture 2011
08	Sodium Adsorption Ratio	---	13.12	10-18	SOP NO: HS/ NABL/ SOIL/31
09	Available Nitrogen as N	kg/ha	327.00	280 - 560	SOP NO: HS/ NABL/ SOIL/3
10	Available Potassium as K ⁺⁺	Kg/ha	145.00	Not Specified	SOP NO: HS/ NABL/ SOIL/07
11	Available Sodium as Na ⁺⁺	%	0.021	Not Specified	IS 9497:1998 RA 2020



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12	Exchangeable Calcium as Ca ⁺⁺	mg/kg	328.00	< 400.00	SOP NO: HS/ NABL/ SOIL/7
13	Exchangeable Magnesium as Mg ⁺⁺	mg/kg	218.00	< 240.00	SOP NO: HS/ NABL/ SOIL/5
14	Available Phosphorus as P	kg/ha	13.30	10- 24.60	SOP NO: HS/ NABL/ SOIL/8
15	Cation Exchange Capacity	meq/100 gm	284.00	Not Specified	SOP NO: HS/ NABL/ SOIL/28

For **HORIZON SERVICES**

M. N. Angolkar

(LAB INCHARGE)