

Consent

From: Consent
Sent: Thursday, October 26, 2023 11:08 AM
To: sromumbai2@mpcb.gov.in
Subject: Submission of Post Monitoring Report for the period of April, 2023 - September, 2023 for SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore Realty Private Limited.
Attachments: PMR Apr,23 - Sept,23 Mahakali Darshan_Havemore Realty.pdf

To,
The SRO Mumbai-II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject:- Submission of Post Monitoring Report for the period of April, 2023 - September, 2023 for SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore Realty Private Limited.

Reference: Clearance letter No. SIA/MH/MIS/74030/2020 dtd. 03.03.2023.
Clearance letter No. SEAC-2016/CR-178/TC-1 dtd.11.08.2016

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report for period of April, 2023 - September, 2023. We are submitting relevant documents needed as follows:

1. Data Sheet.
2. EC compliance Report.
3. Post Environment Monitoring Report.
4. Energy Conservation Measures.
5. EC letter.
6. Copy of consent to Establish.
7. Copy of Newspaper Advertisement (English & Marathi).

Hope the above are in line with your requirement and kindly acknowledge the receipt. Thanking you,

Yours faithfully,

M/S. Havemore Realty Private Limited,

C.C TO –
1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai.



Thanks & Regards

Dwirukti Poddar

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.
Borivali(E),Mumbai-400066
Mobile No: 9322086202
Tel No:91-22 2854 1647/48/49/67/68
Email: consent@caepl.com / d.poddar@caepl.com
“File this email in an email folder and save a tree.”

Consent

From: Consent
Sent: Wednesday, October 25, 2023 10:39 AM
To: ecompliance
Subject: Submission of Post Monitoring Report for the period of April,2023 – September,2023 for SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore Realty Private Limited.
Attachments: PMR Apr,23 - Sept,23 Mahakali Darshan_Havemore Realty.pdf

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject:- Submission of Post Monitoring Report for the period of April,2023 – September,2023 for SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore Realty Private Limited.

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C.C TO: 1. The MS, MPCB, Mumbai.
2. The Secretary, Environment Department, Mantralaya, Mumbai.



Thanks & Regards
Dwirukti Poddar

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Western Edge-II, W.E Highway.
Borivali(E),Mumbai-400066
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Tel No:91-22 2854 1647/48/49/67/68
Email: consent@eaepl.com / d.poddar@eaepl.com
“File this email in an email folder and save a tree.”

HAVEMORE REALTY PRIVATE LIMITED

Regd. Office: Omkar House, Off Eastern Express Highway
Opp. Sion Chunnabhatti Signal, Sion (East), Mumbai- 400 022.
Tel No. 022- 66254100 Fax No. 022 24034066
E-mail – contact@omkar.com CIN- U70102MH2008PTC186250

Date:26.10.2023

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

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Yours faithfully,

For M/S. Havemore Realty Private Limited,



(Authorized signatory)

HAVEMORE REALTY PRIVATE LIMITED

Regd. Office: Omkar House, Off Eastern Express Highway
Opp. Sion Chunnabhatti Signal, Sion (East), Mumbai- 400 022.
Tel No. 022- 66254100 Fax No. 022 24034066
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To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: **Present status of Project work for the period of April, 2023 – September, 2023.**

Reference: **Clearance letter No. SIA/MH/MIS/74030/2020 dtd. 03.03.2023.**
Clearance letter No. SEAC-2016/CR-178/TC-1 dtd.11.08.2016.

Dear Sir,

This is with reference to the above subject, our SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore Realty Private Limited.

The present project status at site is as follows:

Building	Configuration	Status
Rehab 1 to 5 building	Gr+16 th floor	51912.28 sqmt
Rehab 6 building	Gr+16 th floor	10545.55 sqmt
Rehab 7 to 8 building	Gr+18 th floor	17607.69 sqmt
Rehab building 9 along with Masjid and MH & D Reservation	Gr+18 th floor	946.98
Composite building 10: (Rehab, School & Sale Commercial)	3B+Gr+1 st to 18 th floor	Not yet started
Sale building	2B+LG+Gr+1 st to 15 th (Pt) floors	Not yet started

Thanking you,

Yours truly,

M/S. Havemore Realty Private Limited,

ASHOK

BABUSI

NGH

Authorized Signatory

Digitally signed by ASHOK BABUSI NGH
DN: cn=ASHOK BABUSI NGH, o=ASHOK BABUSI NGH, ou=ASHOK BABUSI NGH, email=ASHOK BABUSI NGH@HAVEMOREREALTY.COM, c=IN
Date: 2023.09.14 10:01:49Z

DATA SHEET

Developer

M/S. Havemore Realty Private Limited,

Plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E),

Mumbai

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests Regional Office,
West Central Zone, Nagpur.

Monitoring Report

PART - I DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Townships and Area Development projects.
2.	Name of the project	Expansion of "Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> • EC File No.: SIA/MH/MIS/74030/2020 Dtd 03.03.2023. • EC File No.: SEAC-2016/CR-178/TC-1 Dtd 11.08.2016
4.	Location	Plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai
a.	District (s)	Mumbai
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	Longitude - 72°51'18.22"E Latitude -19° 7'13.96"N
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax number)	Mr. Sanjiv Gazare M/s Havemore Realty Pvt Ltd. same as site address. Tel No. 2266254100
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Sanjiv Gazare Address : C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai. by M/s. Havemore

6.	Salient features																			
a.	of the project	<ul style="list-style-type: none"> • Total Plot Area: 30591.60 sq.m. • As per FSI: 161219.41 sq.m • Non FSI: 71430.24 sq.m. • Total built up Area: 232649.65 sq.m. 																		
		<p>Buildings and Configurations:</p> <table border="1" data-bbox="922 470 1528 1220"> <thead> <tr> <th data-bbox="922 470 1003 554">Sr No</th> <th data-bbox="1003 470 1219 554">Buildings</th> <th data-bbox="1219 470 1528 554">Building Configuration</th> </tr> </thead> <tbody> <tr> <td data-bbox="922 554 1003 642">1.</td> <td data-bbox="1003 554 1219 642">Rehab 1 to 5 building</td> <td data-bbox="1219 554 1528 642">Gr + 16th floor.</td> </tr> <tr> <td data-bbox="922 642 1003 793">2.</td> <td data-bbox="1003 642 1219 793">Rehab 6 building Rehab 7 to 8 building</td> <td data-bbox="1219 642 1528 793">Gr + 16th floor Gr + 18th floor</td> </tr> <tr> <td data-bbox="922 793 1003 919">3.</td> <td data-bbox="1003 793 1219 919">Rehab building 9 along with Masjid and MH & D reservation</td> <td data-bbox="1219 793 1528 919">Gr + 18th floor</td> </tr> <tr> <td data-bbox="922 919 1003 1077">4.</td> <td data-bbox="1003 919 1219 1077">Composite building 10: (Rehab, School, & Sale commercial)</td> <td data-bbox="1219 919 1528 1077">3B + Gr + 1st to 18th floor</td> </tr> <tr> <td data-bbox="922 1077 1003 1220">5.</td> <td data-bbox="1003 1077 1219 1220">Sale building:</td> <td data-bbox="1219 1077 1528 1220">2B + LG + Gr + 1st to 15th floors.</td> </tr> </tbody> </table>	Sr No	Buildings	Building Configuration	1.	Rehab 1 to 5 building	Gr + 16 th floor.	2.	Rehab 6 building Rehab 7 to 8 building	Gr + 16 th floor Gr + 18 th floor	3.	Rehab building 9 along with Masjid and MH & D reservation	Gr + 18 th floor	4.	Composite building 10: (Rehab, School, & Sale commercial)	3B + Gr + 1 st to 18 th floor	5.	Sale building:	2B + LG + Gr + 1 st to 15 th floors.
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b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with total capacities 1600 KLD will be provided for treating the wastewater with MBBR Technology.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ol style="list-style-type: none"> 1. Dry Waste: Will be managed through recyclers. 2. Wet waste: Biodegradable waste will be processed in the OWC and manure so obtained will be used for Landscaping and replacement for Dry manure in OWC. 3. STP sludge (Dry Sludge): to be used as a manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest &: non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> • Total Plot Area: 30591.60 sq.m. • As per FSI: 161219.41 sq.m • Non FSI: 71430.24 sq.m. <p>Total built up Area: 232649.65 sq.m.</p>
8.	Breakup of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Residential : 1611 Nos. Residential/Commercial: 31 Nos. Shops : 80 Nos. Balwadi: 18 Nos. Welfare Centre: 18 Nos. Society offices: 18 Nos.
a.	SC, ST / Adivasis:	----
b.	Others	----
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 1121 Cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost: Rs. 341 lakhs O & M Cost: Rs. 34.6 lakhs/ yr
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	Nil
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	Total R.G. Area: 2255.10 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any.	-----
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	N.A.

11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information.	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	January,2011 (first EC dated 07.10.2010)
b.	Date of completion (Actual and/ of planned)	December, 2025
13.	Reasons for the delay if the project is yet to start	N.A.
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	-----
b.	Date of site visit for this monitoring report	20.06.2023; 26.09.2023
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> • EC File No.: SIA/MH/MIS/74030/2020 Dtd 03.03.2023. • EC File No.: SEAC-2016/CR-178/TC-1 Dtd 11.08.2016

COMPLIANCE REPORT

Developer

M/S. Havemore Realty Private Limited,

Plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E),

Mumbai

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific 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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Concession plan received dated 20.09.2022 FSI area: 161219.41 sq.m. and has been submitted. The proposed project is a Slum Rehabilitation Scheme 33(10) as per DCR Regulations. The Project has received Letter of Intent (LOI) vide letter dated SRA/ENG/952/KE/PL/LOI dated 7 th December 2015 and 19 th November 2020. Attached as Annexure I
2.	PP to obtain & submit following NOCs as per latest amended plan: a. CFO NOC (Rehab Bldg. -7,8,9, Composite Bldg 10, Sale Bldg b. Solid Waste Management NOC.	a) CFO NOC has been received for Rehab Building 7 vide letter FB/HR/WS/847 dated 22/12/2010, for Rehab Building 8 vide letter FB/HR/WS/846 dated 22/12/2010. Subsequently we have applied for fresh CFO NOC for Rehab building 9, Composite building 10 and sale building. b) Solid waste management NOC vide letter No. Ex/Eng/SWM/786/Z-III dated 30.08.2021. Attached as Annexure II
3.	PP to obtain & submit NOC from competent authority for use of excess treated water in nearby municipal gardens.	The total water requirement for the project is 1819 KLD There are 2 STP's of Total Capacity of 1600 KLD The total sewage generation is 1567 KLD The treated water after the usage in flushing and gardening will be used in Landscaping of External Gardens (Teli Gali Garden and Ramesh More Udyan) of 50 KLD Application is submitted to Superintendent of Gardens of MCGM for utilization of excess STP treated water in nearby municipal gardens Attached as Annexure III
4.	PP to submit undertaking about annual contract for maintenance of STP for 10 years or till formation of society which is later & same	PP are submitting an Undertaking on 100Rs Stamp Paper for Operation and Maintenance of STP of total capacity of 1600 KLD from the date

	should be included in EMP	of Commencement to a period of 10 Years. Attached as Annexure IV
<u>SEIAA Specific Conditions -</u>		
1.	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.	Condition is noted.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
3.	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.	Condition is noted.
4.	SEIAA after deliberation decided to grant Environment Clearance for- FSI-161219.41 m ² , Non FSI- 71430.24 m ² , Total BUA- 232649.65 m ² (Plan Approval-CHE/ES/3565/M/E/337(NEW)/337/5/Amend dated 20.09.2022).	Yes, we received the EC for FSI-161219.41 m ² , Non FSI- 71430.24 m ² , Total BUA- 232649.65 m ²

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.

3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	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.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We are not drawing any water from ground. We are using only Tanker water for construction from MCGM.
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.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way

	system of the area is protected and improved.	that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	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.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	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.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	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.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>

19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets of 1 X 750 KVA, 1 x 500 KVA and 1 x 1000 KVA will be provided as back up for buildings. • D.G. sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	<p>2 STP with total capacity of 1600 will be proposed. Construction and installation of STP shall be carried out by expert consultant.</p> <p>Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.</p> <p>After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.</p>
4.	Project proponent shall ensure completion of	The provisions of STP, MSW disposal facility & Green Belt development will be completed before

	STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	getting the Occupation certificate.
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 must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is 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.	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road. • Parking Details: <ul style="list-style-type: none"> ➤ Four-Wheeler Parking- 1276 No's ➤ Two-Wheeler Parking – 14 No's
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out	<ul style="list-style-type: none"> • The green area proposed is 2255.10 m².

	considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	Accordingly, same will be provide as per approved plan. <ul style="list-style-type: none"> • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • There will be tree plantation of about 164 nos. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost: Rs. 341 lakhs O & M Cost: Rs. 34.6 lakhs/ yr
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 http://ec.maharashtra.gov.in .	PP shall ensure advertisement of the granted EC within the stipulated time frame.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	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,	Yes, we noted the condition & agreeable to the same.

	were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
14.	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 mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	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 t Department before start of any construction work at the site.	Obtained Consent to Establish from MPCB. <ul style="list-style-type: none"> Format1.0/BO/JD (WPC)/UAN No. 45105/CE/CC-1912000844 dtd 16.12.2016 Copy is enclosed.
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.	Environmental Clearance is already obtained. Obtained Consent to Establish.
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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution	Yes, we noted the condition & agreeable to the same.

	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.	
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from 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.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the	Yes, we noted the condition & agreeable to the same.

	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.	
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

**HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT**

OF

RESIDENTIAL PROJECT

"Havemore Reality"

For

April, 2023 – September, 2023

Developer

M/S. Havemore Realty Private Limited,

Plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway

Andheri (E), Mumbai

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Water Sample Analysis Report

Report No. - EAEPL/W/06/23/00871B		Report Date -28.06.2023	
Name of Customer	M/s. Havemore Realty Private Limited		Reference – WORK ORDER NO. 7000189226 DTD. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/23/00871B (Near Backside of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Preservation	Cool-Transported and stored at 5 °C (± 1°C).
Date of Sampling	20.06.2023	Date of Receipt	21.06.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	21.06.2023 to 28.06.2023		
Report for the month	June, 2023		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.75	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	432.00	IS 3025 (Part 16) 1984 Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) 1984 Reaffirmed 2017
Chlorides as Cl	mg / l	85.61	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg / l	164.66	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg / l	25.65	IS 3025 (Part 40) 1991 Reaffirmed 2019
Alkalinity	mg / l	118.25	IS 3025 (Part 23) (1986) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Sulphate	mg / l	42.30	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

 Authorized Signatory
 (Shilpa Dhankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Water Sample Analysis Report

Report No. - EAEPL/W/06/23/00871B		Report Date -28.06.2023	
Name of Customer	M/s. Havemore Realty Private Limited		Reference – WORK ORDER NO. 7000189226 DTD. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/23/00871B (Near Backside of Site)	Sample quantity and packing	500ml X 1 No. PP. St. Bottle
		Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	20.06.2023	Date of Receipt	21.06.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	21.06.2023 to 28.06.2023		
Report for the month	June, 2023		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	50	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	23	IS 1622:1981 Reaffirmed (2019)

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
(Shweta Sonawane)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/06/23/00871A		Report Date -28.06.2023	
Name of Customer	M/s. Havemore Realty Private Limited		Reference – WORK ORDER NO. 7000189226 DTD. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/06/23/00871A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 1 No. PVC bottle. NO _x = 30ml* 1 No. PVC bottle.
		Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	20.06.2023	Date of Receipt	21.06.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	21.06.2023 to 22.06.2023		
Report for the month	June, 2023		

Discipline: Chemical

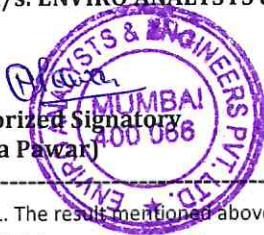
Group: Atmospheric Pollution

Environmental Conditions			
Ambient air Temperature (°C)	Relative humidity (%)	Duration of Monitoring	
31°C	56%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	83.62	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2017
R.S.P.M (PM _{2.5}) (µg/m ³)	41.24	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	22.33	80 µg/m ³	IS 5182 (Part 2) 2001 Reaffirmed 2017
NO _x (µg/m ³)	25.83	80 µg/m ³	IS 5182 (Part 6) 2006 Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

 Authorized Signatory
(Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/06/23/00871D			Report Date – 28.06.2023		
Name of Customer		M/s. Havemore Realty Private Limited			Reference – WORK ORDER NO. 7000189226 DTD. 24.05.2023
Site Address		"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.			
Nature and Description of Sample		Noise	Sample Collected by		EAEPL Laboratory
Sampling locations and Sample Code		EAEPL/N/06/23/00871D	Sample quantity and packing		Not Applicable
Date of Sampling		20.06.2023	Date of Receipt		Not Applicable
Sampling Procedure		EAEPL/LAB/SOP/04			
Period of Analysis		Not Applicable			
Report for the month		June, 2023			

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.6	43.6	55	45
Near Centreside of Site	dB(A) Leq.	53.5	44.5	55	45
Near Backside of site	dB(A) Leq.	54.0	43.8	55	45
Near Site Office	dB(A) Leq.	52.9	42.3	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

 Authorized Signatory
(Netra Pawar)


- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Soil Sample Analysis Report

Report No. - EAEPL/S/06/23/00871C		Report Date – 28.06.2023	
Name of Customer	M/s. Havemore Realty Private Limited		Reference – WORK ORDER NO. 7000189226 DTD. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/06/23/00871C (Centreside of Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
Date of Sampling	20.06.2023	Date of Receipt	21.06.2023
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	21.06.2023 to 28.06.2023		
Report for the month	June, 2023		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	7.28	IS 2720 (Part 26) 1987 Reaffirmed 2021
Electrical Conductivity	µS/cm	322.10	IS 14767:2000, Reaffirmed:2021
Total Kjeldhal Nitrogen	%	881.46	IS 14684:1999, Reaffirmed:2019
Soil Moisture	%	20.50	IS 2720 (Part 02) (1973), Reaffirmed:2020 Oven Drying Method
Water Holding Capacity	%	28.26	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.69	IS 2720 (Part 22) (1972), Reaffirmed:2020
Calcium	mg/kg	2025.69	EPA 9080
Magnesium	mg/kg	100.46	EPA 9080
Sulphate	mg/kg	30.78	IS 3025 (Part 24) (1986), (Water Extract 1:10) Reaffirmed 2019
Available Phosphorous	mg/kg	1.64	EAEPL/LAB/SOP/SOIL/11
Chlorides	mg/kg	117.66	EAEPL/LAB/SOP/SOIL/03
Sodium (Na)	mg/kg	470.77	EPA 3050B
Potassium (K)	mg/kg	1043.88	EPA 3050B
Heavy Metals:			
Copper	mg/kg	147.37	EPA 3050B
Iron	mg/kg	59501.39	EPA 3050B
Lead	mg/kg	11.46	EPA 3050B
Zinc	mg/kg	95.79	EPA 3050B

End-----

For M/S. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
 (Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No. - EAEPL/W/09/23/01527		Report Date -05.10.2023	
ULR Number: TC1118923000001245F			
Name of Customer	M/s. Havemore Realty Private Limited		
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		Reference - Work Order No. 7000189226 Dtd. 24.05.2023
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/23/01527 (Near Backside of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	26.09.2023	Date of Receipt	27.09.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	27.09.2023 to 05.10.2023		
Report for the month	September, 2023		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.18	IS 3025 (Part 11) 2022
Total Dissolved Solid	mg / l	330.00	IS 3025 (Part 16) 2023
Turbidity	NTU	< 1.00	IS 3025 (Part 10) 2023
Alkalinity	mg / l	255.73	IS 3025 (Part 23) 2023
Chlorides as Cl	mg / l	52.43	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	222.87	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	47.29	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Sulphate	mg / l	39.13	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	ND	APHA 4500 NO ₃ -B (23 rd Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shilpa Dhamankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Water Sample Analysis Report

Report No. - EAEPL/W/09/23/01527		Report Date -05.10.2023	
ULR Number: TC1118923000001245F			
Name of Customer	M/s. Havemore Realty Private Limited		Reference - Work Order No. 7000189226 Dtd. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/09/23/01527 (Near Backside of Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	27.09.2023	Date of Receipt	27.09.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	29.09.2023 to 05.10.2023		
Report for the month	September, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis			
Coliforms	MPN/100ml	500	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	90	IS 1622:1981 Reaffirmed (2019)

End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Shweta Sonawane)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/09/23/01526		Report Date - 05.10.2023	
ULR Number: TC1118923000001244F			
Name of Customer	M/s. Havemore Realty Private Limited		Reference – Work Order No. 7000189226 Dtd. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/09/23/01526 (Near Centreside of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper SO _x = 30ml * 2 No. PVC bottle. NO _x = 30ml * 2 No. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	26.09.2023	Date of Receipt	27.09.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	27.09.2023 to 28.09.2023		
Report for the month	September, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
31°C	57 %	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
R.S.P.M (PM ₁₀) (µg/m ³)	82.46	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
R.S.P.M (PM _{2.5}) (µg/m ³)	41.24	60 µg/m ³	IS 5182 (Part 24) 2019
SO ₂ (µg/m ³)	22.68	80 µg/m ³	IS 5182 (Part 2) Sec 1:2023
NO _x (µg/m ³)	24.10	80 µg/m ³	IS 5182 (Part 6)2006 Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
 (Netra Pawar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/09/23/01529		Report Date - 05.10.2023	
ULR Number: TC1118923000001247F			
Name of Customer	M/s. Havemore Realty Private Limited		Reference – Work Order No. 7000189226 Dtd. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/09/23/01529	Sample quantity and packing	Not Applicable
Date of Sampling	26.09.2023	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	September, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.8	44.4	55	45
Near Centreside of Site	dB(A) Leq.	54.2	44.2	55	45
Near Backside of Site	dB(A) Leq.	53.3	43.6	55	45
Near Site Office	dB(A) Leq.	54.9	43.4	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,



Authorized Signatory
(Netra Pawar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

Soil Sample Analysis Report

Report No. - EAEPL/S/09/23/01528		Report Date – 05.10.2023	
ULR Number: TC1118923000001246F			
Name of Customer	M/s. Havemore Realty Private Limited		Reference – Work Order No. 7000189226 Dtd. 24.05.2023
Site Address	"Mahakali Darshan" - Proposed Expansion of SRA Scheme on plot bearing C.T.S No 78A, to 78H of village - Gundavali at W. Express highway Andheri (E), Mumbai.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/09/23/01528 (Near Centreside of Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	26.09.2023	Date of Receipt	27.09.2023
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	27.09.2023 to 05.10.2023		
Report for the month	September, 2023		

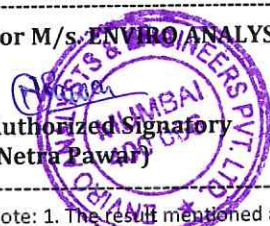
Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Methods
pH	-	8.28	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	1085.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	21.91	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	35.04	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	777.05	IS 14684:1999 (Reaffirmed 2020)
Organic Matter	%	2.82	IS 2720 (Part 22) – 1972 (Reaffirmed 2019)
Chlorides	mg/kg	120.97	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2274.17	EPA 9080
Magnesium	mg/kg	216.71	EPA 9080
Sulphate	mg/kg	30.65	IS 2720 (Part 27) 1977 Reaffirmed 2020
Available Phosphorus	mg/kg	1.63	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	234.57	EPA 3050B
Potassium (K)	mg/kg	569.67	EPA 3050B
Heavy Metals:			
Copper	mg/kg	81.09	EPA 3050B
Iron	mg/kg	70169.56	EPA 3050B
Lead	mg/kg	6.70	EPA 3050B
Zinc	mg/kg	65.01	EPA 3050B

-----End-----

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,


 Authorized Signatory
(Netra Pawar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
 2. This report is not to be reproduced except in full, without written approval of the laboratory.



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

To,

The Authorized Signatory

M/S. HAVEMORE REALTY PRIVATE LIMITED

Omkar House, off Eastern express highway, opp. sion chunnabhatti signal,
sion east, mumbai -400022

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/74030/2020 dated 24 Mar 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH199682 |
| 2. File No. | SIA/MH/MIS/74030/2020 |
| 3. Project Type | Expansion |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Expansion of "Mahakali Darshan" -
Proposed Expansion of SRA Scheme on
plot bearing C.T.S No 78A, to 78H of
village-Gundavali at W. Express highway
Andheri (E), Mumbai. by M/s. Havemore
Realty Private Limited. |
| 7. Name of Company/Organization | M/S. HAVEMORE REALTY PRIVATE
LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 27 Feb 2020 |

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

Date: 03/03/2023

(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.*

This is a computer generated cover page.

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/74030/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Havemore Realty Private Limited,
C.T.S No 78A, to 78H of village-Gundavali,
W. Express highway Andheri (E), Mumbai

Subject : Environmental Clearance for Proposed Expansion of “Mahakali Darshan” SRA Scheme on plot bearing C.T.S No 78A, to 78H of village-Gundavali at W. Express highway Andheri (E), Mumbai by M/s. Havemore Realty Private Limited

Reference : Application no. SIA/MH/MIS/74030/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- in its 150th & 176th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246th (Day-1) & 255th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details																		
1	Plot area	30591.60 sqm																		
2	FSI	161219.41 sqm																		
3	Non FSI	71430.24 sqm																		
4	Total Built up area	232649.65 sqm																		
5	Building configuration	<table border="1"> <thead> <tr> <th>Sr.No</th> <th>Building</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rehab 1 to 5 building :</td> <td>Gr+16th floor</td> </tr> <tr> <td>2.</td> <td>Rehab 6 building: Rehab 7 to 8 building:</td> <td>Gr+16th floor Gr+18th floor</td> </tr> <tr> <td>3.</td> <td>Rehab building 9 along with Masjid and MH &D Reservation</td> <td>Gr+18th floor</td> </tr> <tr> <td>4.</td> <td>Composite building 10: (Rehab, School & Sale Commercial)</td> <td>3B +Gr + 1st to 18th floors</td> </tr> <tr> <td>5.</td> <td>Sale building :</td> <td>2B+LG+Gr+1st to 15th (Pt) floors</td> </tr> </tbody> </table>	Sr.No	Building	Configuration	1.	Rehab 1 to 5 building :	Gr+16th floor	2.	Rehab 6 building: Rehab 7 to 8 building:	Gr+16th floor Gr+18th floor	3.	Rehab building 9 along with Masjid and MH &D Reservation	Gr+18th floor	4.	Composite building 10: (Rehab, School & Sale Commercial)	3B +Gr + 1st to 18th floors	5.	Sale building :	2B+LG+Gr+1st to 15th (Pt) floors
Sr.No	Building	Configuration																		
1.	Rehab 1 to 5 building :	Gr+16th floor																		
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3.	Rehab building 9 along with Masjid and MH &D Reservation	Gr+18th floor																		
4.	Composite building 10: (Rehab, School & Sale Commercial)	3B +Gr + 1st to 18th floors																		
5.	Sale building :	2B+LG+Gr+1st to 15th (Pt) floors																		
6	No of Tenements & Shops	Residential: 1827 Nos Residential cum commercial: 37 Nos Commercial: 160 Nos Balwadi: 8 Nos																		

		Welfare centre: 8 Nos Society office: 20 Nos Existing Amenity: 12 Nos Additional Amenity: 16 Nos Community Hall: 1 No Sale:- Offices & Retail
7	Total population	19845 No's
8	Water requirement	1819 KLD
9	Sewage generation	1567 KLD
10	STP Capacity & Technology	1600 KLD with MBBR Technology
11	STP location	Rehab- Below Ground; Sale – Lower Ground
12	Total Solid Waste quantities	7173 Kg/day
12	RG Area Provided	2255.10 sqm
13	Energy requirement	Maximum Demand KW: 13035 kW Connected Load KW: 21465
14	Total Energy Savings	Overall savings – 22.90% Solar savings – 5.02%
15	No. of DG Sets & Capacities	D. G. Set KVA: 1 X 750 KVA, 1 x 500 KVA, 1 x 1000 KVA
16	Parking 4W & 2W	4 W – 1276 No's 2 W – 14 No's
17	Rain Water Harvesting	RWH – 337 KLD
18	Project Cost	Rs 1121 Cr.
19	EMP cost	Capital Cost- Rs. 341 Lakhs O & M Cost- Rs. 34.6 Lakhs
20	CER Details with Justification if any	CER shall be implemented as part of EMP as prescribed by EAC/SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30, 2020.

Major particulars of project are as mentioned below:

Sr. No.	Description	As per EC received dated 11 August 2016	Proposed Expansion/modification of Revised EC	Remark
1.	Plot area	30278.70 sq.m	30591.60 sq.m	Plot area increased as per demarcation
2.	Deduction	6669.00 sq.m	5240.39sq.m	Reservation area revised as per DCPR2034
3.	Net plot area	23609.70 sq.m	25351.21 sq.m	Increased as per revised demarcation and revised reservation calculation as per DCPR2034
4.	Green cover area	2246.07sq.m	2255.10 sq.m	Area revised due to change in planning and additional building.

				Provided as per DCPR requirement.
5.	FSI Area	79685.52sq.m	161219.41sq.m	Increase in number of tenements and FSI as per DCPR2034.
6.	Non FSI area	58637.16sq.m	71430.24sq.m	Area revised due to change in planning and additional building
7.	Total Built up area (Construction area)	138322.68sq.m	232649.65 sq.m	Area revised due to change in planning and additional building
8.	Ground coverage	13690.24 sq.m 57.98%	13747.83 sq.m 54.23%	Area revised due to additional building proposed. As per revised planning.
9.	No of Tenements	Residential: 1611 Nos Residential cum commercial: 31 Nos Shops: 80 Nos Balwadi: 18 Nos Welfare centre: 18 Nos Society office: 18 Nos Sale:- Offices & Retail	Residential: 1827 Nos Residential cum commercial: 37 Nos Commercial: 160 Nos Balwadi: 8 Nos Welfare centre: 8 Nos Society office: 20 Nos, Existing Amenity: 12 Nos Additional Amenity: 16 Nos, Community Hall: 1 No Sale:- Offices & Retail	Increase in number of Rehab Eligible tenements and FSI as per DCPR2034
10.	Total population	12830 No's	19845 No's	Increased due to change in planning & additional bldg. proposed.
11.	Total Water Requirement	1501 KLD	1749 KLD	Increased due to change in planning & additional bldg. proposed.
12.	Wastewater Generation	1249 KLD	1514 KLD	Increased due to change in planning & additional bldg. proposed.
13.	STP	1600 KLD	1600 KLD	Increased due to change in planning & additional bldg. proposed.
14.	Total Solid Waste Generation	4845 kg/day	7173 Kg/day	Increased due to change in planning & additional bldg. proposed.
15.	Parking	500 Nos	1276 Nos 4 wheelers 14 Nos of 2 wheelers	Increased due to change in planning & additional bldg. proposed.

16.	Connected Load	9700 KW	21465 KW	Increased due to change in planning & additional bldg. proposed.		
17.	Maximum Demand	6600KW	13035 KW	Increased due to change in planning & additional bldg. proposed.		
18.	Buildings wise Configuration	Rehab 1 to 5 building	Gr+16 th floors	Rehab 1 to 5 building :	Gr+16 th floor	No Change
19.		Rehab 6 to 8 building:	Gr+10 th floors	Rehab 6 building: Rehab 7 to 8 building:	Gr+16 th floor Gr+18 th floor	Additional floors proposed due to increase in tenements
20.		Rehab building 9:	Gr+12(pt) Floors	Rehab building 9 along with Masjid and MH & D Reservation	Gr+18 th floor	Additional floors proposed due to increase in tenements and built up reservation proposed
21.		School building	Gr+5 th floor	Composite building 10: (Rehab, School & Sale Commercial)	3B +Gr + 1 st to 18 th floors	Change in planning and additional bldg proposed due to increase in rehab tenements.
22.		MH & D	Gr+2 nd floor	-	-	Bldg deleted
23.		Sale building :	2 B+Gr+5(pt) floor	Sale building :	2B+LG+Gr+1 st to 15 th (Pt) floors	Additional floors proposed due to increase in FSI permissible as per DCPR2034
24.	Height	Building 1 to 5	49.90 m	Rehab 1 to 6 building	49.90m (upto terrace)	Height increased due to additional floors proposed
		Building 6 to 8	32.50 mt	Rehab 7 to 8 building	55.50 m (upto terrace)	
25.		Building 9	38.30 m	Rehab building 9 Along with Masjid and MH & D Reservation	56.95 m (upto terrace)	Height increased due to additional floors proposed
26.		School building	21.60 m	Composite building 10: (Rehab, School & Sale Commercial)	55.65 m (up to terrace)	Height increased due to change in planning and additional flrs proposed

27.		MH & D	10.80 m	-	-	Bldg deleted
28.		Sale: 1 building	27.60 m	Sale building	60.80 m (upto terrace)	Height increased due to additional flrs proposed

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide letter No.EC (SUNSHINE)-2009/144/CR165/TC1, dated 07/10/2010 for TBA 138322.68 Sq. Mtrs. Proposal has been considered by SEIAA in its 246th (Day-1) meeting and decided to grant Environment Clearance subject to submission of CFO NOC for building no 9 & 10. Now, PP submitted the CFO NOC for building no 9 & 10. Proposal was again considered by SEIAA in its 255th (Day-3) SEIAA meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain & submit following NOCs as per latest amended plan:
 - a) CFO NOC (Rehab buildings No.7, 8&9, Composite building No.10, Sale building)
 - a) Solid waste management NOC.
3. PP to obtain & submit NOC from competent authority for use of excess treated water in nearby municipal gardens.
4. PP to submit undertaking about annual contract for maintenance of STP for 10 years or till formation of society which is later & same should be included in EMP.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI-161219.41 m2, Non-FSI-71430.24 m2, Total BUA-232649.65 m2. (Plan approval-SRA/ENG/952/KE/PL/LOI, dated- 19.11.2020)

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. 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.
- XVII. 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.
- XVIII. 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.

- XIX. 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.
- XX. 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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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 Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/CR-178/TC-1

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.

Date: 11th August, 2016.

To,
M/s Havemore Realty Pvt. Ltd.
Omkar House, Off Eastern Express Highway,
Off Sion Chunnabhatti Signal,
Sion (E), Mumbai- 400 022.

Subject: Revalidation of EC for proposed SRA project on plot bearing CTS No 78 & 79 of Gundavali village at western express highway, Andheri (E), Mumbai by M/s Havemore Realty Pvt. Ltd (Formerly Raviraj Design Studio Pvt. Ltd)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 45th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 102nd meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Details		Remarks
As per EC received	Revalidation in EC	
Rehabilitation: 9 Buildings Building 1 to 5: Ground + 16 Floors Building 6 to 8: Ground + 10 Floors Building 9: Ground + 12 (pt) Floors Residential : 1611 Nos. Residential/Commercial : 31 Nos. Shops : 80 Nos. Balwadi: 18 Nos. Welfare Centre: 18 Nos. Society offices: 18 Nos.	Rehabilitation: 9 Buildings Building 1 to 5: Ground + 16 Floors Building 6 to 8: Ground + 10 Floors Building 9: Ground + 12 (pt) Floors Residential : 1611 Nos. Residential/Commercial : 31 Nos. Shops : 80 Nos. Balwadi: 18 Nos. Welfare Centre: 18 Nos. Society offices: 18 Nos.	No change
Reservation: Two Buildings School Building : Ground + 5 Floors Class rooms: 20 Nos. M & D: Ground + 2 Floors Beds: 20 Nos.	Reservation: Two Buildings School Building : Ground + 5 Floors Class rooms: 20 Nos. M & D: Ground + 2 Floors Beds: 20 Nos.	

Sale: One Building 2 Basements + Ground + 5 (pt) Floors Offices and Retail	Sale: One Building 2 Basements + Ground + 5 (pt) Floors Offices and Retail	
--	--	--

Sr. No.	Description	Details		Remarks
		As per received	EC Revalidation in EC	
1	Total plot area (Sq. mt.)	30,278.70	30,278.70	No change
2	Deduction (Sq. mt.)	6,669.00	6,669.00	
3	Net plot area (Sq. mt.)	23,609.70	23,609.70	
4	Green cover area (Sq. mt.)	2,246.07	2,246.07	
5	Built-up Area as per FSI (Sq. mt.)	79,685.52	79,685.52	
6	Non FSI Area (Sq. mt.)	58,637.16	58,637.16	
7	Total Construction Built – up Area (Sq. mt.)	1,38,322.68	1,38,322.68	
8	Parking Required (Nos.)	2W: 0 4W: 500	2W: 0 4W: 500	
9	Parking Provision (Nos.)	2W: 31 4W: 500	2W: 31 4W: 500	

Description	Details		Remarks
	As per EC received	Revalidation in EC	
Occupancy (Nos.)	12830	12830	No change
Water requirement (KLD)	1501	1501	
Sewage generation (KLD)	1249	1249	
Solid waste generation	4845	4845	
Power Requirement	Connected Load: 9700 KW Maximum Demand: 6600 KW	Connected Load: 9700 KW Maximum Demand: 6600 KW	
Energy Saving	--	18 %	Provision of LED lamps, Solar operated pole lights, Presence sensors & daylight sensors etc
STP capacity	One STP of 1600 KL	2 STPs of 1200 KL and 400 KL	Separate STP proposed for Rehabilitation and Sale buildings
Project Cost	180 Cr	213.88 Cr	Increased by 33.88 Cr

EMP (Rs. Lacs)	in	Set Up	511.00	1855.07	Increased by 1344.07 Lacs
		O & M	73.47	134.13	Increased by 60.66 Lacs

Name of Project	Proposed SRA project "Mahakali Darshan" on property bearing CTS No. 78 & 79 of Village Gundavali, Western Express Highway, Andheri (E)
Name of Proponent	•Name: M/s. Havemore Realty Pvt. Ltd.
Name of Consultant	•Name: Environmental Consultants : M/s. Ultra-Tech Environmental Consultancy & Laboratory (Laboratory - Gazetted by MoEF- Govt. of India)
Accreditation of Consultant (NABET Accreditation)	Accorded Accreditation under the QCI-NABET scheme for Accreditation of EIA Consultant Organizations(Rev.09, August 2011) Certificate No: NABET/EIA/1417/RA010
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Revalidation of Environmental Clearance - SRA Scheme Category 8 (B2)
Location of the Project	C.T.S No. 78 & 79 of Gundavali village at Western Express Highway, Andheri (E), Mumbai, Maharashtra State.
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)
Applicability of the DCR	Under Reg 33(10) of DCR 1991
Note on the Initiated Work (If applicable)	Total constructed work (FSI+ Non FSI): 47544.910 Sq. mt. Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received Environmental Clearance dated 07/10/2010 Received Consent to Establish from Maharashtra Pollution Control Board (MPCB) dated 16/11/2009 and also obtained renewal on 06/06/2015 Received Intimation of Approval (IOA) dated 08/04/2009 & 10/07/2009 from Slum Rehabilitation Authority (SRA).
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: Environmental Clearance (EC) received dated 07/10/2010 LOI No. SRA/ENG/952/KE/PL/LOI from Slum Rehabilitation Authority received dated 20/02/2009
Total Plot Area	30,278.70 Sq. mt.
Deductions	6,669.00 Sq. mt.
Net Plot area	23,609.70 Sq. mt.
Permissible FSI (including TDR etc.)	3.0
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 79,685.52 Sq. mt. •Non FSI area (sq. m.): 58,637.16 Sq. mt. •Total BUA area (sq. m.): 1,38,322.68 Sq. mt.
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	13,690.24 Sq. mt. (57.98 %)

Estimated cost of the project	Rs. 213.88 Crores		
No. of building & its configuration(s)	Rehabilitation	Reservation	Sale
	Building 1 to 5: Ground + 16 Floors	School Building: Ground + 5 Floors	One Building 2 Basements + Ground + 5 (pt) Floors
	Building 6 to 8: Ground + 10 Floors		
	Building 9: Ground + 12(pt) Floors	M & D: Ground + 2 Floors	
Number of tenants and shops	Rehabilitation	Sale	
	Residential : 1611 Nos. Residential/Commercial: 31 Nos. Shops : 80 Nos. Balwadi: 18 Nos. Welfare Centre: 18 Nos. Society offices: 18 Nos.	Offices and retail	
Number of expected residents / users	Rehabilitation: 8640 Nos. Reservation: 168 Nos. Sale: 4022 Nos. Total: 12830 Nos.		
Tenant density per hector	730/hector		
Height of the building(s)	Component	Building details	Ht of building (up to terrace level)
	Rehabilitation	Building 1 to 5	49.90 m.
		Building 6 to 8	32.50 m.
		Building 9	38.30 m.
	Reservation	School Building	21.60 m.
		M & D	10.80 m.
	Sale	Commercial Building	27.60 m.
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18.30 m. wide.D.P. Road		
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0 m.		
Existing structure(s)	At present the site is partly covered with slums and partly covered with buildings which were constructed as per earlier EC.		
Details of the demolition with disposal (If applicable)	Demolition debris generated shall be partly reused and remaining shall be disposed to authorized site with permission from M.C.G.M.		

Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> •Fresh water (CMD): 821 Domestic: From M.C.G.M. = 821 •Recycled water (CMD): 680 (STP Treated sewage) Flushing: 471 Gardening: 9 Cooling tower make up: 200 •Total Water Requirement (CMD): 1501 •Swimming pool make up (Cum): Not applicable •Fire fighting (CMD): (One Time Requirement) Rehabilitation: 9 tanks of 150 Cum each Sale: 1 tank of 250 Cum <p>Wet Season:</p> <ul style="list-style-type: none"> •Fresh water (CMD): 821 Domestic: From M.C.G.M. = 758 + From RWH tank = 63 •Recycled water (CMD): 671 (STP Treated sewage) Flushing: 471 Cooling tower make up: 200 •Total Water Requirement (CMD): 1492 •Swimming pool make up (Cum): Not applicable •Fire fighting (CMD): (One Time Requirement) Rehabilitation: 9 tanks of 150 Cum each Sale: 1 tank of 250 Cum 										
Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> •Level of the Ground water table: 4.0 to 7.5 m. below ground level •Size and no. of RWH tank(s) and Quantity: RWH tank of capacity 600 KL •Location of the RWH tank(s): Lower Basement •Size, no. of recharge pits and Quantity: Nil •Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 63.00 Lacs O & M cost: Rs. 3.01 Lacs/annum 										
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): Rehabilitation: Below ground Sale: Lower Basement 										
Storm water drainage	<ul style="list-style-type: none"> •Natural water drainage pattern: The storm water collected through the storm water drains of adequate capacity will be discharged into the external SWD. •Quantity of storm water: 0.55 m³/sec •Size of SWD: 500 mm dia (Capacity of internal SWD: 0.65 m³/sec) 										
Sewage and Waste water	<ul style="list-style-type: none"> • Sewage generation (CMD): <table border="1" data-bbox="512 1686 1417 1798"> <thead> <tr> <th>Building</th> <th>Sewage (KLD)</th> </tr> </thead> <tbody> <tr> <td>Rehabilitation and Reservation</td> <td>1103</td> </tr> <tr> <td>Sale</td> <td>146</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • STP technology: MBBR (Moving Bed Bio Reactor) • Capacity of STP (CMD): <table border="1" data-bbox="512 1933 1318 1966"> <thead> <tr> <th>Building</th> <th>STP Capacity (KL)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Building	Sewage (KLD)	Rehabilitation and Reservation	1103	Sale	146	Building	STP Capacity (KL)		
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Solid Waste Management	<p>• Location of the STP:</p> <table border="1"> <tr> <td>Building</td> <td>Location</td> </tr> <tr> <td>Rehabilitation and Reservation</td> <td>Below Ground</td> </tr> <tr> <td>Sale</td> <td>Lower Basement</td> </tr> </table> <p>• DG sets (during emergency): For essential backup Rehabilitation: DG set of capacity 630 kVA Sale: 2 DG sets of capacity 1800 kVA each</p> <p>• Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 310.00 Lacs O & M cost: Rs. 63.21 Lacs/annum</p> <p>Waste generation in the Pre Construction and Construction phase:</p> <p>• Waste generation: Excavated material shall be partially used for back filling and leveling of the plot and remaining will be disposed to authorized sites</p> <p>• Quantity of the top soil to be preserved: Nil</p> <p>• Disposal of the construction waste debris: Construction waste generated during construction activity partly reused on site and partly disposed to authorize landfill site with permission of M.C.G.M.</p> <p>Waste generation in the operation Phase: Dry waste (Kg/day): 1768 Wet waste (Kg/day): 3077 E – waste (Kg/month): 257 Hazardous waste (Kg/month):-- <u>Biomedical waste (Kg/month) (If applicable): 225</u> STP Sludge (Dry sludge) (Kg/day): 185</p> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers • Wet waste: Composting in Organic Waste Converter • E - waste: To authorized recyclers • Hazardous waste: -- • Biomedical waste (If applicable): Will be handled and disposed as per Bio-medical waste (Management and Handling Rules [Amended Rules 2003]) • STP Sludge (Dry sludge): As manure <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste: Location: Rehabilitation & Reservation: Ground Sale: Lower Basement</p> <p>Area:</p>		Building	Location	Rehabilitation and Reservation	Below Ground	Sale	Lower Basement
Building	Location							
Rehabilitation and Reservation	Below Ground							
Sale	Lower Basement							

	<p>Rehabilitation & Reservation: 125 Sq. mt. Sale: 51 Sq. mt.</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 27.00 Lacs (Cost for treatment of biodegradable garbage by organic waste convertor) O & M cost: Rs. 10.77 Lacs/annum (Cost for treatment of biodegradable garbage by organic waste convertor)</p>																																							
<p>Green Belt Development</p>	<p>Total RG area: RG area other than green belt (Please specify for playground, etc.) – 2380 Sq. mt. (Playground)</p> <p>RG area under green belt (sq. m.): • RG on the ground (sq. m.): 2246.07 • RG on the podium (sq. m.): Not Applicable</p> <p>Plantation: • Number and list of trees species to be planted in the ground RG: 270 Nos.</p> <table border="1" data-bbox="520 759 1401 1279"> <thead> <tr> <th>Sr. No.</th> <th>Common Name</th> <th>Botanical Name</th> </tr> </thead> <tbody> <tr><td>1</td><td>Neem</td><td>Azadirachta indica</td></tr> <tr><td>2</td><td>Bahava</td><td>Cassia fistula</td></tr> <tr><td>3</td><td>Karanj</td><td>Pongamia pinnata</td></tr> <tr><td>4</td><td>Badam</td><td>Terminalia catappa</td></tr> <tr><td>5</td><td>Arjun</td><td>Terminalia arjuna</td></tr> <tr><td>6</td><td>Sita Ashok</td><td>Saraca asoka</td></tr> <tr><td>7</td><td>Kanchan</td><td>Bauhinia purpurea</td></tr> <tr><td>8</td><td>Taman</td><td>Lagestromia speciosa</td></tr> <tr><td>9</td><td>White Frangipani</td><td>Plumeria alba</td></tr> <tr><td>10</td><td>Kadamb</td><td>Neolamarckia cadamba</td></tr> <tr><td>11</td><td>Mango</td><td>Mangifera indica</td></tr> <tr><td>12</td><td>Bakul</td><td>Mimusops elengi</td></tr> </tbody> </table> <p>Number and list of shrubs and bushes species to be planted in the podium RG: --</p> <p>• Number and list of trees species to be planted around the border of nalla / stream / pond (If any): Not applicable</p> <p>• Number, size, age and species of trees to be cut, trees to be transplanted: -</p> <p>• NOC for the Tree cutting / transplantation/ compensatory plantation, if any : --</p> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 12.35 Lacs O & M cost: Rs. 1.20 Lacs/annum</p>	Sr. No.	Common Name	Botanical Name	1	Neem	Azadirachta indica	2	Bahava	Cassia fistula	3	Karanj	Pongamia pinnata	4	Badam	Terminalia catappa	5	Arjun	Terminalia arjuna	6	Sita Ashok	Saraca asoka	7	Kanchan	Bauhinia purpurea	8	Taman	Lagestromia speciosa	9	White Frangipani	Plumeria alba	10	Kadamb	Neolamarckia cadamba	11	Mango	Mangifera indica	12	Bakul	Mimusops elengi
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<p>Energy</p>	<p>Power supply: •Connected Load : 9700 KW •Maximum Demand :6600 KW •Source: Reliance Energy</p>																																							

	<p>Energy saving by non-conventional method: Energy efficient LED lamps which give approx. same Lux levels at low wattage than conventional CFLs of high wattage thus assuring power savings The UPS specified with high input power factor (close to unity) so that input KVA is restricted UPS system is proposed with harmonic distortion restricted to less than 5% compared to far greater than 10% in many conventional UPS systems Bus bars in all distribution panels are specified as copper bus bars to reduce losses and improve reliability. Copper conductor cables will be specified for sizes of 16 sq.mm and below, this will reduce losses and improve reliability All cables will be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability. Variable frequency drives will be incorporated on motor feeders, which will save considerable energy. Power factor of the complete electrical system will be maintained close to unity. This will reduce electrical power distribution losses in the installation. An APFC relay based on thyristor switching will be proposed to effect the power factor correction / improvement within a few cycles of deviation from the setting & also to reduce inrush currents. Solar operated pole lights will be proposed to power pathway lights at some strategic locations. Presence sensors & daylight sensors will be provided where ever feasible. Elevators in group controls</p> <ul style="list-style-type: none"> •Detail calculations & % of saving: 18 % •Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): Yes •Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 234.75 Lacs (Solar system) O & M cost: Rs.12.66 Lacs/annum (Solar system) <p>DG Set:</p> <ul style="list-style-type: none"> •Number and capacity of the DG sets to be used: For emergency back up during power failure Rehabilitation: DG set of capacity 630 kVA Sale: 2 DG sets of capacity 1800 kVA each •Type of fuel used: Diesel 										
<p>Environmental Management Plan Budgetary Allocation</p>	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none"> •Capital cost •O & M cost (Please ensure manpower and other details) <p>Total cost incurred for EMP</p> <table border="1" data-bbox="517 1787 1425 1953"> <thead> <tr> <th>Sr. No.</th> <th>Component</th> <th>Description</th> <th>Total Cost (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1</td> <td rowspan="2">Air Environment</td> <td>Dust suppression</td> <td>4.32</td> </tr> <tr> <td>Air and On site sensors</td> <td>#10.00</td> </tr> </tbody> </table>	Sr. No.	Component	Description	Total Cost (Rs. In Lacs)	1	Air Environment	Dust suppression	4.32	Air and On site sensors	#10.00
Sr. No.	Component	Description	Total Cost (Rs. In Lacs)								
1	Air Environment	Dust suppression	4.32								
		Air and On site sensors	#10.00								

		Noise Quality Monitoring	By outside MOEF Approved Laboratory	0.66
2	Water Environment	Drinking water analysis		0.54
3	Land Environment	Site Sanitation		5.00
4	Health & Hygiene	Disinfection- Pest Control		3.60
		Health Check up of workers		13.50
5	Cost towards Disaster management	--		547.40
	Total Cost			585.02

#Maintenance Cost of the Air & Noise Quality Sensors : Rs. 50,000/annum

Operation Phase (with Break-up) -

•Capital cost

•O&M cost (Please ensure manpower and other details)

Sr. No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)		
1	Air, Noise Environment & Biological Environment	Cost for Gardening	12.35	1.20		
		Cost for Ambient air & Noise Monitoring	*No set up cost is involved	0.22		
		Cost for DG Stack Exhaust Monitoring	*No set up cost is involved	0.10		
		Air cleaning system	120.00	12.00		
2	Water Environment	Waste water treatment	Cost for sewage Treatment Plants	310.00	63.21	
		Water Conservation (Rain Water Harvesting System)	Cost for Waste water Monitoring	On site sensors	18.00	1.00
				By outside MOEF Approved Laboratory	*No set up cost is involved	0.054
	Water Environment	Water Conservation (Rain Water Harvesting System)	Cost for RWH tank	60.00	3.00	
			Cost for treatment unit for rain water tanks	3.00	0.01	
			Cost for Rainwater Monitoring	*No set up cost	0.05	

				is involved	
3	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in OWC	27.00	10.77	
		Cost for monitoring of organic manure	*No set up cost is involved	0.16	
4	Energy Conservation	Solar system	234.75	12.66	
5	Cost towards Disaster management	--	949.97	28.50	
6	BMS	--	120.00	1.20	
Total Cost			1855.07	134.13	
<p>*No set up cost is involved as monitoring shall be carried out by Private MoEF Approved Laboratory</p> <p>• Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 5 years after giving possession and shall also generate corpus fund during 5 years for O & M of Rs. 670.65 lacs (i.e. 134.13 lacs x 5 years)</p> <p>• Responsibility for further O &M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>					
Traffic Management	<p>Nos. of the junction to the main road & design of confluence: 2 Entry and 1 Exit</p> <p>Parking details:</p> <ul style="list-style-type: none"> •Number and area of basement: 2 Basements – Sale Building •Number and area of podia: Not Applicable •Total Parking area: 12,480.00 Sq. mt. •Area per car:25 Sq. mt. •2-Wheeler: 31 Nos. •4-Wheeler: 500 Nos. •Service Vehicle: 3 Nos. •Public Transport: Nil <p>Width of all internal roads (m): min. 6.00 mt.</p>				
CRZ/RRZ clearance obtain, if any	Not applicable				
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	Aerial distance of Eco-sensitive areas Sanjay Gandhi National Park: Approx 2.73 Km				

	Status of the approval	Name of the competent authority	Date of the issued letter
CFO NOC for the above said building structure(s)	Received	M.C.G.M.	Rehabilitation: Bldg 1 to 4: 20/11/2009 Bldg 5 to 8: 22/12/2010

			Sale: 22/12/2010
HRC NOC for the above said building structure(s) (If applicable)	Not Applicable	--	--
NOC for the above said building structure(s) from the Aviation authority (If applicable)	Applied	Airport Authority of India	--
Consent for the water for the above said detail(s)	Received	M.C.G.M.	03/12/2010
Consent for the drainage for the above said detail(s)	Received	M.C.G.M.	Rehab: Bldg 5 - 8: 05/01/2011 Sale: 29/12/2010
Consent for the electric supply for the proposed demand	Received	Reliance Energy	04/02/2012
Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	--	--	--
Court Order (If applicable)	--	--	--
Other approvals (If any):	--	--	--

3. The proposal has been considered by SEIAA in its 102nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (iii) The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- (iv) 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.

- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling 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.
- (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) 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.

- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the

maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) 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.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

- 35
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

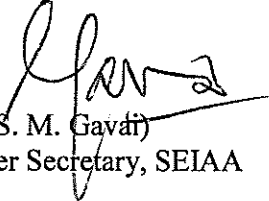
General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.

- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) 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.
 - (xi) 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.
 - (xii) 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.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the

adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental 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.


(S. M. Gavai)
Member Secretary, SEIAA

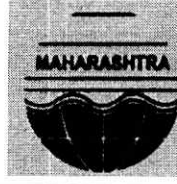
Copy to:

1. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Mumbai.
7. Commissioner, Municipal Corporation of Greater of Mumbai (MCGM)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai
10. Select file (TC-3)

(EC uploaded on)

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure /Red/LSI

Consent No: Format1.0/BO/JD (WPC)/UAN No. 45105/CE/CC- 19|2000844 Date: 6/12/2019

To,
M/s. Havemore Realty Pvt. Ltd.,
Slum Rehabilitation Project at Plot Bearing
C.T.S 78A & 78H of Village Gundavali,
Western Express Highway, Andheri (E), Mumbai.

Subject: Consent to Establish for Residential construction project under SRA scheme in Red Category.

**Ref : 1. Minutes of Consent Committee meeting held on 26.11.2019
2. Your application UAN No.0000045105 Dated: 19.03.2018.**

For: Revalidation of Consent to Establish for Residential construction project under SRA scheme in Red Category.

under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & T M) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or co terminus with Environmental Clearance obtained dtd 11th August 2016 whichever is earlier.
2. The proposed capital investment of the project is Rs. 185.0 Crs. (As per C.A certificate submitted by project proponent)

Consent to Establish is valid for construction of Residential construction project named as M/s. Havemore Realty Pvt.Ltd., Slum Rehabilitation Project at Plot Bearing C.T.S 78A & 78H of Village Gundavali, Western Express Highway, Andheri (E), Mumbai. For Total plot area of 30278.70 Sq. Mtrs and Total construction BUA of 138322.68 Sq. Mtr including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Trade effluent	NIL	NA	NA
2	Domestic effluent	1249	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

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

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	3077 Kg/Day	OWC	Used as Manure
2	Dry garbage	1768 Kg/Day	–	Segregate and Hand over to Local Body for recycling
3	STP Sludge	185 Kg/Day	–	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for pH, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant shall comply with the conditions mentioned in Environmental clearance granted vide No SEAC-2016/CR-178/TC-1 dtd 11.08.2016

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction No.	Date
1	427760.00	NEFT 5451441	10/05/2019

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to install Two Sewage Treatment Plants (STPs) with the design capacity of 1200 CMD & 400 CMD based on MBBR Technology.

B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board Limiting Concentration in mg/l, except for PH
1	BOD (3 days 27°C)	10
2	Suspended Solids	20
3	COD	50
4	Residual Chlorine	1 ppm

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

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

The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto

2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

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

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1	Domestic purpose	1501

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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

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

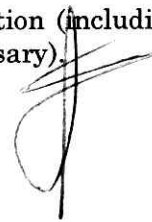
* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

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



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakhs	15 Days	Towards Compliance of Environmental Clearance & Consent conditions.	Commissioning of the project or co terminus with Environmental Clearance obtained dtd 11 th August 2016 whichever is earlier.	COU or Five years

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

Annexure I

SLUM REHABILITATION AUTHORITY
No.: SRA/ENG/952/KE/PL/LOI
Date: **11 9 NOV 2020**

Architect : Shri. Anand V. Dhokay of M/s. Anand V. Dhokay Architect & Designer F-63, "Palm Acres", Mahatma Phule Road, Mulund (East), Mumbai - 400 081.

2. Developer : M/s. Havemore Realty Pvt. Ltd. Chakar E-Square, Off Eastern Express Highway, Opp. Sion Chanaabhatti Signal, Sion (East), Mumbai - 400 022.

3. Society : *Mahakali Darshan CHS Ltd.* & *Mahakali Darshan (A) CHS Ltd.*

Sub: proposed under S.R. Scheme on land bearing C.T.S. No. 78-A to H of Village Gundavai situated at Western Express Highway, Andheri East, K/E Ward, Mumbai.

Ref: LOI issued u/o No. SRA/ENG/952/KE/PL/LOI dtd. 17/03/2006 and last Revised LOI issued under en. No. dtd. 07/12/2015.

Sr,

With reference to the above mentioned Slum Rehabilitation Scheme on C.T.S. No. 78-A to H of Village Gundavai situated at Western Express Highway, Andheri East, K/E Ward, Mumbai, the office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 4.74 (Four Point Seventy Four) in accordance with provisions of Reg. No. 23(10) of DCRP 2034 subject to the following conditions:

SRA/ENG/952/KE/PL/LOI

This LOI is issued in continuation with the earlier LOI issued under No. SRA/ENG/1987/KE/PL/LOI dated 15/11/2011 and Revised LOI issued under en. No. dated 07/12/2015. It stands notified with respect to the conditions mentioned here in below:-

Condition No. 12:-
That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexure herewith.

The salient features of the scheme are as under:

Sr. no.	Description	Area (In sq.mt.)
1.	Plot Area	26291.75
2.	Deductions	
A.	4.0 mt. road setback	634.00
B.	Proposed D.P Road (18.30 m wide)	2488.22
C.	Reservation Plot BUA (SAS & MH-D)	1617.26
D.	Proportionate Plot corresponding to SAS & MH-D reservation	525.14
E.	PC Reservation	747.62
3.	Total deduction (2a+2b+2c+2d)	4394.98
4.	Balance Plot Area (1 - 3)	26196.62
5.	Deduction for RC	0.00
6.	Net Plot Area (4 - 5)	26196.62
7.	Addition for FSI purpose - 100% (2a+2b+2c+2d+5)	4394.98
8.	Plot area for FSI Computation (6 + 7)	30591.60
9.	Permissible FSI on plot	4.00
10.	Total BUA permissible on plot	122766.40
11.	Total proposed Rehab BUA (Rehab Building No. 1 to 12)	61762.44
12.	Area under Common passages, Society offices, Welfare centers, Bawandi & Religious structures	18508.24
13.	Rehabilitation Component	80270.68
14.	Safe Component ratio as per LR/RC Ratio	1.10
15.	Total Safe Component	88297.75
16.	BUA in lieu of cost of construction of amenity as per CI 17(9)(D) of DCRP 2034	1274.76
17.	Total Safe permissible (15 + 16)	89572.51
18.	Total BUA permissible for the scheme (17 + 11)	151334.95
19.	Total Safe BUA proposed	73551.14
20.	TDR generated	14621.37
21.	FSI sanctioned for the scheme	4.95

SRA/ENG/952/KE/PL/LOI

This LOI is issued in continuation with the earlier LOI issued under No. SRA/ENG/1987/KE/PL/LOI dated 15/11/2011 and Revised LOI issued under en. No. dated 07/12/2015. It stands notified with respect to the conditions mentioned here in below:-

Condition No. 12:-
That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexure herewith.

The salient features of the scheme are as under:

Sr. no.	Description	Area (In sq.mt.)
1.	Plot Area	26291.75
2.	Deductions	
A.	4.0 mt. road setback	634.00
B.	Proposed D.P Road (18.30 m wide)	2488.22
C.	Reservation Plot BUA (SAS & MH-D)	1617.26
D.	Proportionate Plot corresponding to SAS & MH-D reservation	525.14
E.	PC Reservation	747.62
3.	Total deduction (2a+2b+2c+2d)	4394.98
4.	Balance Plot Area (1 - 3)	26196.62
5.	Deduction for RC	0.00
6.	Net Plot Area (4 - 5)	26196.62
7.	Addition for FSI purpose - 100% (2a+2b+2c+2d+5)	4394.98
8.	Plot area for FSI Computation (6 + 7)	30591.60
9.	Permissible FSI on plot	4.00
10.	Total BUA permissible on plot	122766.40
11.	Total proposed Rehab BUA (Rehab Building No. 1 to 12)	61762.44
12.	Area under Common passages, Society offices, Welfare centers, Bawandi & Religious structures	18508.24
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19.	Total Safe BUA proposed	73551.14
20.	TDR generated	14621.37
21.	FSI sanctioned for the scheme	4.95

Annexure II

Office of the Chief Fire Officer, Mumbai Fire Department, Shivajinagar Fire Station, Shivajinagar, Mumbai - 400 004

No. : FCB/146/10/82/7
Date : 22/12/2010

Sub: Proposed high rise residential rehab building No. 7 on plot bearing C.T.S. No. 78 & 79 of Village Gundavai at Western Express Highway, Andheri (East) for Mahakali Darshan SRA CHS Ltd.

Ref: Letter dated 14.12.10 from M/s. P.S. Channakar & Associates, Architects.

M.F.B. No. HR/WS/HR/WS847 dated 15.12.10

F.F.(S.R.A.)

This is a proposal for the construction of a high rise residential building having ground and 16 upper floors with a height of 49.90 mtrs.

All the floors including ground floor will have residential tenements. Part of the first floor will have Society Office, Bawandi and Welfare centre.

The building has been provided with two staircases having flight width of 1.5 mtrs. each. The staircases are externally located, adequately ventilated and connected through a central corridor of 2 mtrs. width. This central corridor as well as both the lifts lobby at each floor level are directly ventilated to outside air as shown in the plan.

The building abuts on 9 mtrs. wide layout road which is further connected to 9 mtrs. wide existing road which in turn is connected to 27.40 mtrs. wide Andheri Kankar Road on South side. The open spaces around the building are as under:

North side	-	Joint open space of 6 mtrs. with Building No. 6
South side	-	Joint open space of 6 mtrs. with Building No. 8
East side	-	6.13 mtrs.
West side	-	1.5 mtrs. + 9 mtrs. wide layout road

The proposal has been considered favorably in view of the facts that this is a rehab building under 33(10) and that the building has been provided with two staircases.

Refuge area adns. 158.94 sq. mtrs. and 72.43 sq. mtrs. is provided at 8th and 15th floor levels respectively. In addition, terrace floor will also be treated as refuge area.

In view of the above, as far as this department is concerned, there would be no objection for the construction of proposed high rise residential building having ground and 16 upper floors, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

- ACCESS:**
There shall be no compound wall on the road side and the courtyards shall be flushed with the road levels.
- COURTYARDS:**
 - The entire available courtyard on all the sides of the building shall be paved suitably to bear the load of fire engines weighing upto 48 MT tonnes each.
 - All the courtyards shall be in one plane.

Office of the Chief Fire Officer, Mumbai Fire Department, Shivajinagar Fire Station, Shivajinagar, Mumbai - 400 004

No. : FCB/146/10/82/6
Date : 22/12/2010

Sub: Proposed high rise residential rehab building No. 8 on plot bearing C.T.S. No. 78 & 79 of Village Gundavai at Western Express Highway, Andheri (East) for Mahakali Darshan SRA CHS Ltd.

Ref: Letter dated 14.12.10 from M/s. P.S. Channakar & Associates, Architects.

M.F.B. No. HR/WS/HR/WS846 dated 15.12.10

F.F.(S.R.A.)

This is a proposal for the construction of a high rise residential building having ground and 16 upper floors with a height of 49.90 mtrs.

All the floors including ground floor will have residential tenements. Part of the first floor will have Society Office, Bawandi and Welfare centre.

The building has been provided with two staircases having flight width of 1.5 mtrs. each. The staircases are externally located, adequately ventilated and connected through a central corridor of 2 mtrs. width. This central corridor as well as both the lifts lobby at each floor level are directly ventilated to outside air as shown in the plan.

The building abuts on 9 mtrs. wide layout road which is further connected to 9 mtrs. wide existing road which in turn is connected to 27.40 mtrs. wide Andheri Kankar Road on South side. The open spaces around the building are as under:

North side	-	Joint open space of 6 mtrs. with Building No. 7
South side	-	Joint open space of 6 mtrs. with Building No. 9
East side	-	6.13 mtrs.
West side	-	1.5 mtrs. + 9 mtrs. wide layout road

The proposal has been considered favorably in view of the facts that this is a rehab building under 33(10) and that the building has been provided with two staircases.

Refuge area adns. 158.94 sq. mtrs. and 72.43 sq. mtrs. is provided at 8th and 15th floor levels respectively. In addition, terrace floor will also be treated as refuge area.

In view of the above, as far as this department is concerned, there would be no objection for the construction of proposed high rise residential building having ground and 16 upper floors, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

- ACCESS:**
There shall be no compound wall on the road side and the courtyards shall be flushed with the road levels.
- COURTYARDS:**
 - The entire available courtyard on all the sides of the building shall be paved suitably to bear the load of fire engines weighing upto 48 MT tonnes each.
 - All the courtyards shall be in one plane.

MUNICIPAL CORPORATION OF GREATER MUMBAI (SOLID WASTE MANAGEMENT DEPARTMENT)

U.No. Ex. Eng. SWM/786/2-III/Dt. 20.08.2021

Office of Executive Engineer, SWM Zone-III
MCGM Building, 2nd Floor, 21, F2/5
2, Netaji Road, Vile Parle (E),
Mumbai - 400 057

To
M/s. Havemore Realty Private Limited
Ouster House, Off Eastern Express Highway,
Opp. Sion Chanaabhatti Signal,
Sion (East), Mumbai - 400022.

Sub: Approval of Construction and Demolition Waste Management Plan for Opp. S. K. Scheme on plot bearing C.T.S. No. 78 & 79 of Village Gundavai situated at Western Express Highway, Andheri East, K/E Ward of MCGM for *Mahakali Darshan SRA CHS Ltd.* And *Mahakali Darshan (A) SRA CHS (Pvt) Ltd.*

Ref: 1) Your Application dated 30.08.2021
2) LOI No. SRA/ENG/952/KE/PL/LOI dated 15.11.2020
3) Earlier Permission u/o No. A. (100) /KE/109 dated 04.07.2009
4) Informing only signed, stamped & certified on the 200 sqm floor plan
5) Sanctioning Form No. 100009 /NPA - 10.51.10 sq. mt.

With reference to your application, the Construction and Demolition Waste Management Plan submitted by you has been approved as per Construction and Demolition Waste Management Rules 2016 and you are allowed to proceed for Construction and Demolition waste from construction site to the existing site subject to following terms & conditions:

- This approval is subject to the orders given by the Supreme Court u/o. to SLP (Civil) No. D11708/2017 dated 15.02.2019.
- You shall handle & transport Construction & Demolition Waste / Excavation Material to the extent of 200 Brms X 2.83 = 566 Cu. Mtr. Only to the unloading site at C. S. No. 795 -A, 796 -A, 796-B, 796-C, Mtr. Pochkhavals Road, Warti (Applicant: M/s. Vihasa Enterprises)
- You shall ensure that proper barricading and enclosure are provided at construction site to avoid escape of fugitive dust into the atmosphere, as well as its deposits to spread on street / footpaths / drains etc. as per the conditions of R.O. / L.O. etc. issued by the planning authorities. The generated Construction and Demolition Waste shall be stored properly till its utilization and it should not be deposited on roads or footpaths.

(SWM GAD Permission)

- In the event for any reason whatsoever, the consent given by the disposal site Owner/Authority is revoked or the time limit for the disposal site has expired, in such case, the developer shall stop the transportation activities. The developer shall submit revised debris management plan along with required valid documents for reevaluation of existing debris management plan.
- The Construction & Demolition Waste shall be transported through proper Transport Contractor.
- 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 timely to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned & washed thoroughly to avoid spreading of waste on road.
- The copy of approved Construction and Demolition Waste 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 vehicle and that shall be acknowledged by the authority of unloading site. The developer shall maintain record of C & D material transported and shall make it available to MCGM or Monitoring Committee.
- The approval is granted assuming that the papers submitted by the Applicants/Owners are genuine & for any dispute arising out of documents submitted by applicant POA / Occupier / Owner will be held responsible for fraudulent practices the owner / applicant shall be liable for actions as per rules.
- This approval is not valid for the areas covered with Mangroves & CRZ. Construction of this class will attract prosecution under the Environment Protection Act & other relevant Acts.
- The approval granted hereto does not absolve the other approvals required from the other department of MCGM OR Government Authorities.
- In case of disputes, court matters etc. related to the subject site/land/property, this approval cannot be treated as a valid proof.
- Violation of any condition stated above will attract the action as per the prevailing Construction & Demolition Waste Management Rules, 2016 & MCGM may revoke this approval without assigning any reasons therefor.
- This approval is not permission for excavation or permission for dumping but this is the only approval under Construction and Demolition Waste Management Plan for transportation of Construction & Demolition Waste for filling & leveling at designated unloading site.
- This Approval is valid up to 23.04.2022.**

(SWM GAD Permission)

