

## Varsha Kalange

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**From:** Varsha Kalange  
**Sent:** 01 December 2023 15:52  
**To:** ecompliance-mh@gov.in; ec-rdw.cpcb@gov.in  
**Subject:** EC Compliance for April 2023-September 2023 Of [M/s. K. Raheja Corp. - Genext Hardware & Parks Pvt. Ltd. for Resi. Complex, Composite Bldg with Comm. wing, Municipal Parking Lot wing, plot- CS No.1903,1904,1905,1/1905,2/1905, Byculla, Mumbai, Maharashtra]  
**Attachments:** Six Monthly EC Compliance Report Apr 23 -Sep 23.pdf

Respected Sir/Madam,

As per MoEF&CC notification vide No. SO 5845(E) Dated-26.11.2018 AND as informed by Central Pollution Control Board, Regional Directorate (West), Vadodara regarding digital transaction of EC Compliance report under Government of India initiatives for promoting e-office through digital transaction of activities, we are submitting herewith six-monthly EC compliance status report for period April 2023-September 2023 for Residential Complex & Composite Building with Commercial wing and a Municipal Parking Lot wing on plot bearing CS No. 1903, 1904,1905,1/1905, 2/1905 a Byculla Division, Mumbai by K. Raheja Corp. - Genext Hardware and Parks Pvt. Ltd. in pdf format with signed and stamped by authorized signatory of the project.

Documents enclosed herewith are as listed below:

1. Cover letter
2. Datasheet
3. EC compliance status report
4. List of annexures
5. Documents as per list of annexures

**Thanks & Regards,**  
**Varsha Yogesh Kalange**



**Aditya Environmental Services Pvt. Ltd.**

Head Office | 107/110, Hiren Light Industrial Estate, Mogul Lane, Mahim, Mumbai 400016

Laboratory | Plot P-1, MIDC Commercial Plots, Mohopada, P.O. Rasayani, Tal. Khalapur, Dist. Raigad 410222

022-42127500 | contact@aespl.co.in



OLC

# K Raheja Corp Real Estate Private Limited

(Formerly known as Feat Properties Private Limited)



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

Date: 22<sup>nd</sup> November 2023

**Sub:** Submission of Environmental Clearance Compliance Status Report for the period of **April 2023 to September 2023**

**Ref.:** Environmental Clearance granted for our project, vide letter No. 21-68/2006-IA.III dated 1<sup>st</sup> September 2006 & Revised Environmental Clearance is obtained vide letter No.: SEAC 2014/CR-35/TC-1 Dated: 29<sup>th</sup> September 2014 & further amendment in Environmental Clearance vide No. SEIAA-EC-0000001987 Dated: 13<sup>th</sup> September 2019.

Dear Sir,

With reference to the above, we wish to inform you that Environmental Clearance for proposed project for development of residential complex & composite residential complex & composite building with a Municipal Parking Lot wing on plot bearing C.S. No. 1903(pt), 1904(pt), 1905, 1/1905, 2/1905 at Byculla Division, Mumbai (Vivarea Project) by the Ministry of Environment & Forest, Government of India has been granted to M/s Genext Hardware & parks Pvt Ltd.

Pursuant to the National Company Law Tribunal's ("NCLT") Order dated July 4, 2023 ("NCLT Order"), approving the Scheme of Demerger under Sections 230 to 232 of the Companies Act 2013 read with the Companies (Compromises, Arrangements and Amalgamations) Rules 2016 ("said Scheme") amongst Genext Hardware & Parks Private Limited and K Raheja Corp Real Estate Private Limited (formerly known as Feat Properties Private Limited) ("KRCREPL"), the said Vivarea Project be transferred and vested into the KRCREPL (pursuant to the Scheme becoming effective and in accordance with what is stated in the Scheme).

We are submitting herewith Compliance Status Report for the period **April 2023 to September 2023** towards compliance of conditions mentioned in Environmental Clearance along with the relevant document needed for the submission as mentioned below.

Ym.

Maharashtra Pollution Control Board  
Kalpataru Point, 2nd Floor, Sion Circle,  
Opp. Cine Planet, Sion (East),  
Mumbai - 400 622.  
Tel. 24026437 / 24020781.  
Website : www.mpcb.gov.in  
01 - 12 - 23

CIN : U40300MH2007PTC287012

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.  
Phone : +91-22-2656 4000 Fax : +91-22-2656 4004 Website : www.krahejacorp.com



# K Raheja Corp Real Estate Private Limited

(Formerly known as Feat Properties Private Limited)



- Data sheet.
- Compliance Status report
- Post Monitoring Report (April 2023 to September 2023)

Hope the above is in compliance with your requirement.

Thanking You,

Yours faithfully,

**For M/s K Raheja Corp Real Estate Private Limited**

*N. R. Mehta*

**Nikhil Mehta**

**Encl: a/a**

**CC to:**

- **The Member Secretary, Maharashtra Pollution Control Board, 3<sup>rd</sup> Floor, Kalpataru Point, Sion, Mumbai- 400 022.**
- **Central Pollution Control Board, Parivesh Bhavan, Opp. VNC word office No. 10, Subhanpura, Vadodara- 390023**

CIN : U40300MH2007PTC287012

Regd. Off. : Raheja Tower, Plot No.C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.  
Phone : +91-22-2656 4000 Fax : +91-22-2656 4004 Website : www.krahejacorp.com



## DATA SHEET

1.	Project type: River-valley/ Mining/ Industry/ Thermal/Nuclear/Other (Specify)	Residential Complex & Composite Building with a Municipal Parking Lot.
2.	Name of the Project	Residential Complex along with Composite residential Building with a Municipal Parking Lot on plot bearing CS No. 1903, 1904,1905,1/1905, 2/1905 at Byculla Division, Mumbai by K. Raheja Corp. - Genext Hardware and Parks Pvt Ltd. C.A to Capricorn Realty Ltd
3.	Clearance letter (s)/OM No. And Date	<ul style="list-style-type: none"> <li>Environment Clearance Letter vide no: 21-68/2006 – IA.III Dated: 1<sup>st</sup> September 2006</li> <li>Revised Environmental Clearance is obtained vide letter No.: SEAC 2014/CR-35/TC-1 Dated: 29<sup>th</sup> September 2014 &amp; further amendment in Environmental Clearance vide No. SEIAA-EC-0000001987 Dated: 13<sup>th</sup> September 2019</li> </ul>
4.	Location: District (s) State (s) Location Latitude/Longitude	Mumbai Maharashtra Mumbai 18°53'North/72°50'East
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/fax numbers)	Mr. Sudipta Ray K Raheja Corp Real Estate Private Limited  Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai-400 051 Tel: 022- 26564699 Fax:022 2656 4306
6.	Salient features a) Of the project	<p>Bldg. no 1 consists of Tower A, B and C for which OC has been received.</p> <p>Bldg. no 2: 2B + 2 Parking Floors + Stilts + 44 Upper Floors. (41 habitable floors + 2 fire check floors + 1 service floor), OC received, 21st Dec'2017.</p> <p>Bldg. no 3: 2B (pt) + Gr (pt) + intermediate Parking Floor + 4 Parking Floors (pt) + 2 Parking Floors (full) + stilts + 44 Upper floors (habitable floors) + 2 fire check + 1 service floor</p> <p>Municipal Public parking Lot: 3 Basements (pt)+Ground(pt)+4Upper floors (pt), handed over to MCGM and 5th &amp; 6th Floor above MPPL will be retained for Residential parking.</p>
	b) Of the Environmental management plans	<ul style="list-style-type: none"> <li>Implementation of Rainwater harvesting</li> <li>Reduction in power consumption</li> <li>Reuse of treated sewage</li> <li>A solid waste composting plant will be installed</li> </ul>

April 2023 to September 2023



		<p>within the layout.</p> <ul style="list-style-type: none"> <li>Fly Ash is proposed to be used in the Ready-Mix Concrete</li> </ul>																																							
7.	<p>Breakup of the project area</p> <p>a) Submergence area forest and non-forest</p> <p>b) Others</p>	<p>No forest land</p> <p>Developable Plot Area: 61520.46 sq m</p>																																							
8.	<p>Breakup of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: SC, ST/Adivasi</p>	<p>Not Applicable</p>																																							
9	<p><b>Financial details: For Phase II (Expansion)</b></p> <p>a) Project cost as originally planned and subsequent revised estimates and the year of price reference:</p> <p>b) Allocation made for environmental management plans with item wise and year wise break-up.:</p>	<p>Project Cost: Originally planned - Rs 888 Cr Revised Cost: 835.62 Cr.</p> <p><b>Construction Phase- Budget Allocation</b></p> <table border="1"> <thead> <tr> <th>Attributes</th> <th>Parameter</th> <th>Total Cost per annum (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td>Water spray for dust suppression</td> <td>-</td> <td>4.5</td> </tr> <tr> <td>Site sanitation and Potable Water Supply to Labour</td> <td>-</td> <td>5</td> </tr> <tr> <td>Environmental Monitoring</td> <td>As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time</td> <td>8</td> </tr> <tr> <td>Health check-up &amp; first aid</td> <td>-</td> <td>6</td> </tr> <tr> <td>Safety Personal Protective Equipment</td> <td>Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.</td> <td>10</td> </tr> <tr> <td>Traffic Management</td> <td>Sign Boards, Persons at entry exit and Parking area</td> <td>4.5</td> </tr> <tr> <td>Tyre cleaning and Vehicle maintenance</td> <td>-</td> <td>3</td> </tr> <tr> <td>Storm water Management</td> <td>-</td> <td>4</td> </tr> <tr> <td>Safety Training to Workers (Twice in Year), Safety Office</td> <td>-</td> <td>5</td> </tr> <tr> <td>Safety nets</td> <td>-</td> <td>14</td> </tr> </tbody> </table> <p><b>Operation Phase: Budget Allocation</b></p> <table border="1"> <thead> <tr> <th>Unit</th> <th>Capital Cost - Planned</th> <th>Recurring Cost -Planned (Rs. In Lakhs/</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	Water spray for dust suppression	-	4.5	Site sanitation and Potable Water Supply to Labour	-	5	Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time	8	Health check-up & first aid	-	6	Safety Personal Protective Equipment	Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.	10	Traffic Management	Sign Boards, Persons at entry exit and Parking area	4.5	Tyre cleaning and Vehicle maintenance	-	3	Storm water Management	-	4	Safety Training to Workers (Twice in Year), Safety Office	-	5	Safety nets	-	14	Unit	Capital Cost - Planned	Recurring Cost -Planned (Rs. In Lakhs/			
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		(Rs. In Lakhs)	year)	
		STP (Tertiary)	45	9
		Solar	15	2
		Rainwater Harvesting	25	2
		Solid waste Composting Plant	12	6
		Landscape	116	12
		Total	213	31
<p>c) Benefit cost ratio/Internal rate of return and the year of assessment:</p> <p>d) Whether (c) includes the cost of environmental management as shown in the above</p> <p>e) Actual expenditure incurred on the project so far</p> <p>f) Actual expenditure incurred on the environmental management plans so far</p>		<p>Yet to finalize</p> <p>Not applicable since (c) is yet to be finalized.</p> <p>Total expenditure of project as on March 2023 is Rs. 1128.92 Cr (Bldg. 2, Bldg. 3 &amp; PPL)</p> <p>Rs. 2.63 Cr</p>		
10.	<p>Forest land requirement:</p> <p>a) The status of approval for diversion of forest land for non-forestry use</p> <p>b) The status of cleaning felling</p> <p>c) The status of compensatory afforestation, if any</p> <p>d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>		
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable		
12.	Status of construction	<p>a) OC for Building no. 1 issued u/no. EEBP/9527/E-A dt.18/07/2013 and OCC for Building no.2 issued u./no. EB-907-E-A dt.11/02/2018</p> <p>b) Building no 3:</p> <ul style="list-style-type: none"> <li>• Municipal parking Lot: Part Occupancy certificate received, 24<sup>th</sup> June'2019.</li> <li>• Composite Bldg. (Residential Wing): Full Occupation Certificate is received on 31<sup>st</sup> March'2022.</li> </ul>		
	a) Date of commencement (Actual and/or planned)	Building No. 3: Composite Building: March 2016		
	b) Date of completion	Building No. 3: Composite Building: June 2022		

April 2023 to September 2023



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	(Actual and/or planned)	
13.	Reason for the delay of the project is yet to start	Not Applicable
14.	Dates of site visits a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	Not Applicable
15.	Details of correspondence with project authorities for project Authorities for obtaining act on plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits. (The contain the details of all the letters issued so far but the later reports may cover only the letter issued subsequently)	Not Applicable



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## Compliance Status Report

<b>GENERAL CONDITIONS</b>		
<b>I</b>	<p><b>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</b></p>	<p>E- Waste is being disposed off through authorized vendor regularly. Copy of E-Waste Returns for year 2022-2023 enclosed as <b>Annexure - VIII.</b></p>
<b>II</b>	<p><b>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.</b></p>	<ul style="list-style-type: none"> <li>• Building No 1 has been Completed and Building Completion Certificate from MCGM has been obtained on 30.11.13. OCC for Bldg. no 1 issued u/no EEBP/9527/E-A dated 18/07/2013.</li> <li>• Building no 2: OC received on 21<sup>st</sup> Dec' 2017. OCC for Bldg. no 2 issued u/no EB-907-E-A dated 11/02/2018.</li> <li>• Building no 3: Municipal parking Lot: Part Occupancy certificate received, 24<sup>th</sup> June' 2019. Composite Bldg. (Residential Wing): Full Occupation Certificate is received on 31<sup>st</sup> March'2022.</li> </ul>
<b>III</b>	<p><b>This environmental clearance is issued subject to obtaining NOC from Forestry &amp; Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable &amp; this environment clearance does not necessarily imply that Forestry &amp; Wildlife clearance granted to the project which will be considered separately on merit.</b></p>	<p>Not applicable as the project does not have any diversion of forest land.</p> <p>As per ESZ notification dated 14<sup>th</sup> October'21, our project does not come under ESZ area of Flamingo Sanctuary.</p>
<b>IV</b>	<p><b>PP has to abide by the conditions stipulated by SEAC&amp; SEIAA.</b></p>	<p>Yes, we will abide to all the conditions stipulated by SEAC &amp; SEIAA.</p>
<b>V</b>	<p><b>The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body &amp; it should ensure the same along with survey number before approving layout plan &amp; before according to commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.</b></p>	<p>Yes, all the buildings are constructed as per the approved layout.</p> <p>Copy of the approved layout plan enclosed as <b>Annexure - IX.</b></p>

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VI	<p>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.</p>	<ul style="list-style-type: none"> <li>• Consent to Establish have already been granted from Maharashtra Pollution Control Board vide letter No. BO/RO(P&amp;P)/367 dated 10/04/2006. <b>Annexure - X (A)</b></li> <li>• Consent to Establish obtained for Bldg. No. 2 &amp; 3 vide letter No. Format 1.0/BO/CAC-cell/EIC-MU-5978-14/CE/CAC-7496 dated 08/08/2014. <b>Annexure - X (B)</b></li> <li>• Consent to 1st Operate (part) obtained for Bldg. No. 1 vide letter no. Format 1.0/BO/CAC-cell/EIC-MU-5406-13/O(part)/CAC-10539 dated 17/11/2014. <b>Annexure - X (C)</b></li> <li>• Renewal of Consent to Operate (Part-1) for Bldg. No. 1 vide letter no. Format 1.0/BO/CAC-cell/EIC-MU-6910-15/CO (part-1)/CAC-7502 dated 02/06/2016. <b>Annexure - X (D)</b></li> <li>• Consent to Operate granted for Building No. 2 vide No. Format 1.0/BO/CAC-Cell/UAN No. 0000049585/CO(Part-I)/CAC-1903001472; Dated 26/03/2019. <b>Annexure - X (E)</b></li> <li>• Renewal Consent to Operate (Part II) granted for residential Building No. 2 vide No. Format 1.0/BO/CAC-CELL/UAN No. 0000073142/CO 1910000829 Dated 27/10/2019. <b>Annexure - IX (F)</b></li> <li>• Renewal Consent to Operate (Part II) granted for residential Building No. 2 vide No. Format 1.0/CAC-CELL/UAN No. 0000093890/CR 2011000784 Dated 12/11/2020. <b>Annexure - X (G)</b></li> <li>• Revalidation for Consent to Establish for remaining part of the project i.e. building no 3 &amp; Public parking lot granted vide No. Format 1.0/BO/CAC-CELL/UAN No. 0000073917/CO 1910000784 Dated 16/10/2019. <b>Annexure - X (H)</b></li> <li>• Amendment in Consent to Establish for construction of remaining part of the project i.e., Building No. 3 vide no. Format 1.0/BO/CAC-CELL/UAN No. 0000077338/CE-2003000841 Dated 13.03.2020. <b>Annexure - X (I)</b></li> </ul>
VII	<p>All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.</p>	<p>Yes, all the sanitary &amp; hygienic measures have been taken during construction phase and they are as under:</p> <ol style="list-style-type: none"> <li>1. Safe &amp; clean water for workers.</li> <li>2. Temporary toilets</li> <li>3. Regular medical checkups</li> </ol>



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		<p>4. Accumulation of stagnant water is / will be avoided to prevent breeding of mosquitoes.</p> <p>5. Regular pest Control is carried out.</p> <p>6. Workers are provided with safe &amp; clean drinking water.</p> <p>The above measures will be maintained throughout the construction phase.</p>
VIII	<p><b>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.</b></p>	<p>Yes, we have made provision of drinking water, first aid room, toilets, washrooms for workers at construction site. Photographs are enclosed as <b>Annexure - XI</b>.</p>
IX	<p><b>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.</b></p>	<p>The construction debris will be disposed of as per the "Construction &amp; Demolition &amp; Desilting Waste (Management &amp; Disposal) Rules 2016. SWM NoC is enclosed as <b>Annexure - XII</b>.</p>
X	<p><b>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.</b></p>	<p>The quantity of sub-stratum removed during excavation for building foundation has been disposed of as per royalty compliances.</p> <p>Necessary precautions for general safety and health aspects are taken in account.</p>
XI	<p><b>Arrangement shall be made that wastewater and storm water do not get mixed.</b></p>	<p>Arrangement such as RWH tank &amp; STP is done to avoid mixing of wastewater with storm water.</p>
XII	<p><b>All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.</b></p>	<p>Topsoil was not stored as there was existing structure at site.</p>
XIII	<p><b>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.</b></p>	<p>There is no additional soil requirement for filling within site as there is basement.</p>

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XIV	<b>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</b>	Green Belt development is completed for Bldg. no. 1, 2 & 3. Photographs are enclosed as <b>Annexure - XIII</b> .  Preference is given to native plant / drought tolerant species.
XV	<b>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.</b>	There is no ground water source available at site.  Soil analysis is being carried out to ensure that no contaminant occurs. Please refer post monitoring report enclosed as <b>Annexure - I</b> .
XVI	<b>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.</b>	There is no generation of bituminous material at site till date and if generated will be disposed of as per MPCB norms.
XVII	<b>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.</b>	DG sets are not used during construction phase and there is no generation of DG spent oil.
XVIII	<b>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.</b>	DG sets are not used during construction phase.
XIX	<b>The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.</b>	DG sets are not used during construction phase. DG sets are provided for Building No. 1, 2 & 3 for operation phase & will be used as power backup. Day storage tank of 990 Ltr is used to store diesel for operation of D.G sets. Copy of Hazardous Waste Returns for 2022-2023 enclosed as <b>Annexure - XIV</b> .  Photograph of DG set is enclosed as <b>Annexure - XV</b> .

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XX	<b>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.</b>	<p>The vehicles hired for bringing construction material to site had valid PUC certificate. All vehicles were less than 8 years old only. Also, they were used only in non-peak hours.</p> <p>Currently the project has been handed over to the society.</p>
XXI	<b>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.</b>	<p>Above condition is complied, Environmental monitoring report is enclosed, please refer Post Monitoring Reports.</p>
XXII	<b>Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September 1999 and amended as on 27th August 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).</b>	<p>Fly Ash is used in Ready-Mix Concrete for the construction.</p> <p>Average fly-ash consumption in RMC is 130 kg/cum to 145 kg/cum in various grades of concrete.</p>
XXIII	<b>Ready mixed concrete must be used in building construction.</b>	<p>Yes, Ready mix concrete is used for construction activity.</p>
XXIV	<b>Storm water control and its re-use as per CGWB and BIS standards for various applications.</b>	<p>The harvested rainwater is used for secondary purposes such as flushing and gardening.</p> <p>Details of storm water drainage pattern and details of rainwater harvesting system provided at site are enclosed as <b>Annexure - XVII</b>.</p>
XXV	<b>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.</b>	<p>The measures such as, use of ready-mix concrete, admixture is being used to reduce water demand during construction phase.</p>
XXVI	<b>The ground water level and its quality should be monitored</b>	<p>There is no bore well at site. Hence, carrying out ground water monitoring is not possible.</p>

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	regularly in consultation with Ground Water Authority.	
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Yes, STP, with a total capacity of 605 CMD (350 CMD for Bldg. No. 1, 100 CMD Bldg. No. 2, 135 CMD Bldg. No. 3 & 20 CMD for PPL) with MBBR technology is provided for the treatment of wastewater and is under operation. Recycled water will be used for flushing, gardening and car washing.  Photographs of STP are enclosed as <b>Annexure - XVIII</b> .
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Not Applicable, the prime source of water during construction phase is the tanker water & BMC Water, which is safe and adequate.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing line will be provided for black water and grey water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Yes, Water efficient fixtures with low flow rates will be used during operation phase.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	We will be using high performance glass with low E value and high SHGC coefficient. Energy modeling exercise will be conducted to determine the insulation level acceptable as per the code.





## Compliance Status Report

XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Over deck roof insulation 75 mm extruded polystyrene or 60 mm puff or equivalent U value insulation with white china mosaic / high albedo reflective white paint above will be used.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting of the areas outside the building should be an integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar streetlights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	<p>Following measures will be taken to maximize energy usage:</p> <ul style="list-style-type: none"> <li>▪ Day mode / evening mode &amp; night mode will be used for light control.</li> <li>▪ Electronic ballast will be used to save energy consumption.</li> <li>▪ Use of low loss transformers &amp; switchgears</li> <li>▪ CO sensor for parking bay.</li> <li>▪ Efficient light fixtures like led, CFL will be used.</li> <li>▪ Energy efficient air conditioning units will be used.</li> </ul>
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG sets will be of enclosed type & height of stack will be in compliance of environment (Protection) Act, 1986.
XXXV	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	Noise does not exceed the prescribed standards. Please refer Post Monitoring Reports.

April 2023 to September 2023



## Compliance Status Report

	with the prevalent regulations.							
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	<p>The proposed site is accessible by 27.43 m wide Maulna Azad Road and 36.6 m wide Dr. A.L Nair Marg.</p> <p>Parking provided:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2">Four-Wheeler</th> <th>Two-Wheeler</th> </tr> </thead> <tbody> <tr> <td>679 (Residential)</td> <td>1339 (MPPL)</td> <td>402</td> </tr> </tbody> </table>	Four-Wheeler		Two-Wheeler	679 (Residential)	1339 (MPPL)	402
Four-Wheeler		Two-Wheeler						
679 (Residential)	1339 (MPPL)	402						
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	<p>The building will be complied with the ECBC Code using the Whole Building Performance (WBP) Method.</p> <p>Energy modeling exercise is conducted to determine energy savings.</p>						
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Yes, buildings layout planning is done in such a way that adequate distance between them is provided to allow movement of fresh air and passage of light to the occupants.						
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	There is regular supervision by site engineers throughout the construction phase so as to avoid disturbance to the surrounding.						
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have already received Environment Clearance vide letter No. 21-68/2006 – IA.III Dated: 1 <sup>st</sup> September 2006, Revised Environmental Clearance is obtained vide letter No.: SEAC-2014/CR-35/TC-1 Dated: 29 <sup>th</sup> September 2014 & Amendment in Environment Clearance obtained vide letter No.: SEAC-2014/CR-35/TC-1 Dated: 13 <sup>th</sup> September 2019.						
XLI	Six monthly monitoring reports should be submitted to the regional office MoEF, Nagpur with copy to this department and MPCB.	Yes, six monthly monitoring reports are submitted to MoEF&CC, Nagpur & MPCB, Sion regularly.						
XLII	Project proponents shall ensure completion of STP, MSW disposal	Yes, the conditions are complied with.						



## Compliance Status Report

	<p>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.</p>	<p>We have installed STP, MSW disposal facility and green belt is developed.</p>						
XLIII	<p>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.</p>	<p>Yes. Wet garbage will be composted using Organic Waste Converter provided at site and used as organic manure for landscaping in Bldg. 1, 2 &amp; 3.</p>						
XLIV	<p>Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.</p>	<p>Occupation Certificate is received from MCGM after ensuring installation of STP &amp; OWC at site.</p>						
XLV	<p>A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.</p>	<p>Yes, A complete set of all the documents submitted to Department is forwarded to the MPCB.</p>						
XLVI	<p>In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.</p>	<p>Yes, in the case of any change(s) in the scope of the project, fresh appraisal will be taken.</p>						
XLVII	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	<p>We have environmental management cell with qualified staff to supervise all aspects of the Environmental Management Plan.</p>						
XLVIII	<p>Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project</p>	<p>Above condition is noted. Construction Phase- Budget Allocation</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Attributes</th> <th style="width: 33%;">Parameter</th> <th style="width: 33%;">Total Cost per annum (Rs. In</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Attributes	Parameter	Total Cost per annum (Rs. In			
Attributes	Parameter	Total Cost per annum (Rs. In						



## Compliance Status Report

<p>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 &amp; this department.</p>			Lacs)	
	Water spray for dust uppression	-	4.5	
	Site sanitation and Potable Water Supply to Labour	-	5	
	Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq daytime and Nighttime	8	
	Health check-up & first aid	-	6	
	Safety Personal Protective Equipment	Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.	10	
	Traffic Management	Sign Boards, Persons at entry exit and Parking area	4.5	
	Tyre cleaning and Vehicle maintenance	-	3	
	Storm water Management	-	4	
	Safety Training to Workers (Twice in Year), Safety Office	-	5	
	Safety nets	-	14	
	<b>Operation Phase: Budget Allocation</b>			
	Unit	Capital Cost -Planned (Rs. In Lakhs)	Recurring Cost - Planned (Rs. In Lakhs/ year)	
	STP (Tertiary)	45	9	
Solar	15	2		
Rainwater Harvesting	25	2		
Solid waste Composting Plant	12	6		
Landscape	116	12		
<b>Total</b>	<b>213</b>	<b>31</b>		
<b>XLIX</b>	<p>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</p> <p>Yes, we have published advertisement in two local newspapers and copy of same is enclosed herewith as <b>Annexure - XIX</b>.</p>			



## Compliance Status Report

	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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	We are regularly submitting six monthly compliance report to MoEF&CC, Nagpur & MPCB, Sion.  <a href="http://vivarea-ec-compliance-oct-2023.pdf">vivarea-ec-compliance-oct-2023.pdf</a> ( <a href="http://krahejacorphomes.com">krahejacorphomes.com</a> )
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes. Copies of Environment Clearance are enclosed as <b>Annexure - II</b> . EC copy is uploaded on the company website.  <a href="http://PDF File (krahejacorphomes.com)">PDF File (krahejacorphomes.com)</a>
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Yes, monitoring at the site is carried out regularly & post monitoring reports are enclosed.  Reports are regularly sent to MOEF, CPCB & MPCB along with six monthly EC compliance submissions.  Monitoring report is also uploaded along with EC compliance on company webpage, refer link  <a href="http://vivarea-ec-compliance-oct-2023.pdf">vivarea-ec-compliance-oct-2023.pdf</a> ( <a href="http://krahejacorphomes.com">krahejacorphomes.com</a> )
LIII	The project proponent shall also submit six monthly reports on	We are regularly submitting six monthly reports to MoEF&CC, Nagpur & MPCB, Sion.



## Compliance Status Report

	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&CC, the respective Zonal Office of CPCB and the SPCB.	
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.	<p>Yes. We will submit the Environmental Statement for each financial year as Form - V.</p> <p>We have submitted Form -V for 2022-2023 &amp; the same is uploaded on company webpage, refer link:</p> <p style="text-align: center;"><u>Environment Statement</u> (<a href="http://krahejacorphomes.com">krahejacorphomes.com</a>)</p> <p>Copy of the same is enclosed as <b>Annexure - XX</b>.</p>





## ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

### Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-23/05/32

Issue Date: 17/05/2023

<b>Name of Customer &amp; Contact Details</b>		: K. Raheja Corp Pvt. Ltd Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble - 91679 80857 E-Mail: - <a href="mailto:rkamble@kraheia.com">rkamble@kraheia.com</a>			
<b>Name of Site</b>		: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla			
<b>Discipline &amp; Group</b>		: Chemical: Atmospheric Pollution			
<b>Description of Sample</b>		: Ambient Air			
<b>Location of Sampling</b>		: Near Main Gate			
<b>Date of Sampling</b>		: 08/05/2023			
<b>Sampling Time</b>		: 09:15 to 17:15 hr.		<b>Duration</b> : 08 Hr.	
<b>Sample Drawn By</b>		: AESPL Consultancy Division		<b>Transported By</b> : AESPL Consultancy Division	
<b>Date of Sample Receipt</b>		: 11/05/2023		<b>Sample Identification</b> : A-23/05/32	
<b>Sample Quantity &amp; Container</b>		: SO <sub>2</sub> :1 Bottle; NO <sub>x</sub> :1 Bottle; PM <sub>10</sub> -1; Bladder:1.			
<b>Date of Sample Analysis</b>		: 11/05/2023 to 15/05/2023			
<b>Sampling Environmental Conditions</b>		: Temperature:28-35°C; Rain fall: No; P <sub>bar</sub> : 755 mmHg.			
<b>Transportation Condition</b>		: Bottles < 5°C		: Filter papers in plastic container : Bladders, charcoal tubes at ambient temp.	
<b>Sampling Equipment</b>		: RDS-I-12 & FDS-12			
<b>Calibration Status</b>		: Calibration on 30/05/2022 due on 29/05/2023			
<b>Project/ Job number</b>		: 4800098395 dtd 25Apr16			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/A-01			
<b>Environmental Condition while Testing</b>		: Temperature: 30°C			
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis
1.	Sulphur dioxide as SO <sub>2</sub>	28.37	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO <sub>2</sub>	39.01	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022
3.	PM <sub>10</sub>	78.64	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022
4.	PM <sub>2.5</sub>	28.75	100 *	µg/m <sup>3</sup>	IS 5182 (Part 24) RA2022
5.	Carbon monoxide as CO	0.43	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values; [\*\*\*] Annual monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards 2009.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.
5. Decision Rule is applied.



Anjan Pramanik  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ ST- 23/05/24

Issue Date: 19/05/2023

Name of Customer & Contact Details	:	K. Raheja Corp Pvt. Ltd Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble - 91679 80857 E-Mail: - rkamble@kraheja.com		
Name of Site	:	Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla		
Discipline & Group	:	Chemical: Atmospheric Pollution		
Description of sample	:	Stack Emission		
Sample Identification number	:	ST- 23/05/24		
Sample Quantity	:	SO <sub>2</sub> :1Bottle; NO <sub>x</sub> :1 Bottle; Thimble-1.		
Date & Time of sampling	:	08/05/2023, 11:20-11:55 Hr.		
Sampling Environmental Conditions	:	Temp.:34°C; Rain fall: No; P <sub>bar</sub> : 755 mmHg.		
Transportation Condition	:	Bottles < 5°C	Thimbles in plastic container	Bladders at ambient temp.
Sample Monitored & Transported by	:	AESPL Consultancy Division		
Date of sample receipt	:	11/05/2023		
Date of sample analysis	:	12/05/2023 to 17/05/2023		
Sampling Equipment Used	:	ST-I-04		
Calibration status	:	22/02/2023 to 22/02/2024		
Project/ Job number	:	4800098395 dtd 25Apr16		
Reference of sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of sampling & preservation	:	AESPL/LAB/SOP/7.3.1/ST-01		
Environmental Condition while Testing	:	Temperature: 29°C		
<b>A. General Information About Stack:</b>				
Stack Connected to	:	DG-1010 KVA KVA		
Emission due to	:	Combustion of Diesel		
Material of construction of stack	:	MS		
Shape of stack	:	Circular		
Whether stack is provided with permanent platform	:	Yes		
<b>B. Physical Characteristics of Stack:</b>				
Height of stack from ground level (m)	:	30		
Height of sampling point from ground level (m)	:	--		
Diameter of Stack at sampling point (m)	:	0.3		
Area of stack (m <sup>2</sup> )	:	0.707		
<b>C. Analysis/ Characteristic of Stack:</b>				
Fuel used	:	Diesel		
Fuel consumption (liter/hr.)	:	30		
Details of pollution control devices attached with the stack:	:	--		





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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ST- 23/05/24

Issue Date: 19/05/2023

D. Result of Sampling & Analysis of Gaseous Emission:					
SL. No.	Parameter	Result	MPCB. Limits	Unit	Method of analysis
1.	Gas Temperature	114	--	°C	IS-11255, (part- 1,3) 2018-19
2.	Gas velocity	4.87	--	m/s	IS-11255, (part- 1,3) 2018-19
3.	Gas flow rate	926	--	Nm <sup>3</sup> /hr.	IS-11255, (part- 1,3) 2018-19
4.	Particulate Matter	49.27	75*	mg/Nm <sup>3</sup>	IS-11255, (part- 1,3) 2018-19
5.	Sulphur Dioxide (as SO <sub>2</sub> )	29.33	--	mg/Nm <sup>3</sup>	IS-11255, (part-2) 2019
6.	Sulphur Dioxide (as SO <sub>2</sub> )	0.65	--	Kg/day	IS-11255, (part-2) 2019

(\*) - (Emission Standards for Diesel Engines (Engine Rating more than 0.8 MW (800 KW) were notified by the Environment (Protection) Third Amendment Rules 2002, vide G.S.R. 489 (E), dated 9th July, 2002 at serial no. 96, under the Environment (Protection) Act, 1986.)

**Conformity Statement:** The monitoring undertaken indicates that Stack Air Quality Values for Monitoring parameter is within the levels stipulated as per MPCB Consent.

### Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Decision Rule is applied.
5. The results apply to the sample as received.



Anjan Pramanik  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-23/05/21

Issue Date: 15/05/2023

<b>Name of Customer &amp; Contact Details</b>	: K. Raheja Corp Pvt. Ltd Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble - 91679 80857 E-Mail: - rkamble@kraheja.com		
<b>Name of Site</b>	: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At Periphery Of Site		
<b>Date of Sampling</b>	: 08/05/2023	<b>Period of Sampling</b>	: Spot
<b>Start &amp; End Time of Sampling (Daytime)</b>	: 11.00 Hr. - 11.55Hr.	<b>Start &amp; End Time of Sampling (Nighttime)</b>	: 19.15 Hr.-20.00Hr.
<b>Monitored By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Data Receipt</b>	: 11/05/2023	<b>Sample Identification</b>	: N-23/05/21
<b>Environmental Condition</b>	: Climate: Clear	<b>Ambient Temp:</b> 28°C to 38°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-10		
<b>Calibration Status</b>	: Calibrated on 02/01/2023; calibration due on 01/01/2024		
<b>Project/ Job Number</b>	: 4800098395 dtd 25Apr16		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling</b>	: IS 9989 RA:2020		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Day Time dB(A)</b>	<b>Noise Nighttime dB(A)</b>
1.	Main gate	71.5	62.8
2.	Near K Raheja Hording	62.7	55.4
3.	Near sales office	60.9	52.7
4.	B1 & B2 Tower	65.8	56.3
5.	Mhada plot	69.5	55.8
6.	Agripada residency area	72.8	66.2
<b>Limit as per EP Act for Industrial area</b>		<b>75</b>	<b>70</b>

**Conformity Statement:** Noise Levels at all the locations are found to be below the stipulated limits.

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4. Decision Rule is applied.



**Anjan Pramanik**  
(Authorized Signatory)

-End of Test Report-



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-23/05/22

Issue Date: 15/05/2023

<b>Name of Customer &amp; Contact Details</b>	: K. Raheja Corp Pvt. Ltd Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Mr. Rajesh Kamble – 91679 80857 E-Mail: - rkamble@kraheja.com					
<b>Name of Site</b>	: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla					
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution					
<b>Description of Sample</b>	: DG Noise					
<b>Location Details</b>	: DG-1010KVA					
<b>Date of Sampling</b>	: 08/05/2023	<b>Period of Sampling</b>	: DG Spot			
<b>Start Time of Sampling</b>	: 12:15Hr.	<b>End Time of Sampling</b>	: 12.45Hr			
<b>Monitored By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division			
<b>Date of Data Receipt</b>	: 11/05/2023	<b>Sample Identification</b>	: N-23/05/22			
<b>Environmental Condition</b>	: <b>Climate:</b> Clear		<b>Ambient Temp:</b> 34°C			
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.					
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-10					
<b>Calibration Status</b>	: Calibrated on 02/01/2023; calibration due on 01/01/2024					
<b>Project/ Job Number</b>	: 4800098395 dtd 25Apr16					
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02					
<b>Method of Sampling</b>	: IS 4758 RA:2017					
<b>Sr No.</b>	<b>Location</b>	<b>Sound Pressure Level dB(A)</b>				<b>Difference</b>
		<b>Readings from 0.5 m away from DG</b>				
		<b>East</b>	<b>West</b>	<b>South</b>	<b>North</b>	<b>Avg.</b>
1.	DG -1010KVA					
	Door closed	74.4	74.6	74.2	74.5	74.4
	Door opened	100.3	99.9	100.2	100	100.1

### Limits:

- Insertion loss of 25dBA as per consent

**Conformity Statement:** The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. DG set Sound Pressure Level measured at 0.5m from the enclosure.
4. Any query related to this report will be entertained within 15 days of the report issue date only.
5. Decision Rule is applied.



**Anjan Pramanik.**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-23/05/55

Issue Date: 15/05/2023

<b>Name of Customer &amp; Contact Details</b>		: K. Raheja Corp Pvt. Ltd ,Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble -9167980857 E-Mail: - rkamble@kraheja.com			
<b>Name of Site</b>		: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla			
<b>Nature of Sample</b>		: Drinking water		<b>Location of Sample</b> : Tap Water JLL Office Pantry	
<b>Date of Sample Drawn</b>		: 08/05/2023		<b>Time of Sample Drawn</b> : 2.00 pm	
<b>Sample Drawn By</b>		: AESPL Consultancy Division		<b>Transported By</b> : AESPL Consultancy Division	
<b>Date of Sample Receipt</b>		: 11/05/2023		<b>Sample Identification</b> : W- 23/05/55	
<b>Sample Quantity &amp; Container</b>		: F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>		: 11/05/2023 to 13/05/2023			
<b>Environmental Conditions at site</b>		: Water Temperature: 25°C, Air Temperature: 32°C, Water Cooler and surrounding was clean.			
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>		: 4800098395 dtd 25Apr16 - order waited			
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 32.3°C and Humidity: 67%			
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
1.	Colour, Hazen	<5.0	5 Max	15 Max	IS-3025(P- 4) RA2021
2.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) RA2017
3.	pH@25°C	7.12	6.5 - 8.5	No relaxation	IS-3025(P-11) 2022
4.	Residual Chlorine, mg/l	< 0.56	0.2 Min	1.0 Min	IS-3025(P-26) RA2019
5.	Hardness as CaCO <sub>3</sub> , mg/l	38	200 Max	600 Max	IS-3025(P-21) RA2019
6.	Iron as Fe, mg/l	0.030	1.0 Max	No relaxation	IS-3025(P-11) RA2019
7.	Chloride as Cl <sup>-</sup> , mg/l	20	250 Max	1000 Max	IS-3025(P-53) RA2019
8.	Fluoride as F <sup>-</sup> , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60) RA2019
9.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) RA2018

**Conformity Statement:** Water sample is **pass** as per IS 10500:RA2018 w.r.t. above mentioned tests.

### Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.
5. Decision Rule is applied.



**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-23/05/55

Issue Date: 15/05/2023

Name of Customer & Contact Details	: K. Raheja Corp Pvt. Ltd ,Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai – 400 051 Mr. Rajesh Kamble – 91679 80857 E-Mail: - <a href="mailto:rkamble@kraheja.com">rkamble@kraheja.com</a>				
Name of Site	: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla				
Nature of Sample	: Drinking water	Location of Sample	: JLL Office Pantry		
Date of Sample Drawn	: 08/05/2023	Time of Sample Drawn	: 2.00 pm		
Sample Drawn By	: AESPL Consultancy Division	Transported By	: AESPL Consultancy Division		
Date of Sample Receipt	: 11/05/2023	Sample Identification	: W- 23/05/55		
Sample Quantity & Container	: F-1 lit; Plastic can.				
Date of Sample Analysis	: 11/05/2023 to 13/05/2023				
Environmental Conditions at site	: Water Temperature: 25°C, Air Temperature: 32°C, Water Cooler and surrounding was clean.				
Transportation Condition	: Water Temperature: < 6°C, Cold storage.				
Project/ Job number	: 4800098395 dtd 25Apr16 - order waited				
Reference of Sampling	: AESPL/LAB/QR/7.3.3/R-02				
Method of Sampling & Preservation	: AESPL/LAB/SOP/7.3.1/W-01				
Environmental Condition while Testing	: Ambient Temperature: 32.3°C and Humidity: 67%				
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
10.	Taste	Agreeable	Agreeable	Agreeable	IS-3025(P- 8) RA2017

**Conformity Statement:** Water sample is pass as per IS 10500:RA2018 w.r.t. above mentioned tests.

### Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.
5. Decision Rule is applied.



**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-23/05/98

Issue Date: 15/05/2023

<b>Name of Customer &amp; Contact Details</b>	:	K. Raheja Corp Pvt. Ltd, Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble -9167980857 E-Mail: - <a href="mailto:rkamble@kraheja.com">rkamble@kraheja.com</a>		
<b>Name of Site</b>	:	Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla		
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	: Tap Water JLL Office Pantry
<b>Date of Sample Drawn</b>	:	08/05/2023	<b>Time of Sample Drawn</b>	: 2:00 pm
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	11/05/2023	<b>Sample Identification</b>	: Mw- 23/05/98
<b>Sample Quantity &amp; Container</b>	:	250 ml; Glass bottle.		
<b>Date of Sample Analysis</b>	:	11/05/2023 to 12/05/2023		
<b>Environmental Conditions at site</b>	:	Surrounding area is clean.		
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.		
<b>Project/ Job number</b>	:	4800098395 dtd 25Apr16 - order waited		
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/M-01		
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 22.3°C and Humidity: 53 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 RA 2018	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 RA 2021
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185 RA 2021

**Conformity Statement:** Water sample is Pass as per IS 10500: RA2018 w. r. t. above mentioned tests.

**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.



**Pranali N. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Laboratory: P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222 E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Soil)

Ref. No.: AESPL/LAB/C/S-23/05/05

Issue Date: 20/05/2023

<b>Name of Customer &amp; Contact Details</b>		: K. Raheja Corp Pvt. Ltd, Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble -9167980857 E-Mail: - <a href="mailto:rkamble@kraheja.com">rkamble@kraheja.com</a>	
<b>Name of Site</b>		: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla	
<b>Nature of Sample</b>	: Soil	<b>Location of Sample</b>	: Garden Area
<b>Date of Sample Drawn</b>	: 08/05/2023	<b>Time of Sample Drawn</b>	: 02:20 pm
<b>Sample Drawn By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Sample Receipt</b>	: 11/05/2023	<b>Sample Identification</b>	: S-23/05/05
<b>Sample Quantity &amp; Container</b>		: 1kg; PG bag & Aluminum container	
<b>Date of Sample Analysis</b>		: 11/05/2023 to 19/05/2023	
<b>Environmental Conditions at site</b>		: Area: Clean, Colour: Brown	
<b>Transportation Condition</b>		: Kept soil in polythene bag in a dry place	
<b>Project/ Job number</b>		: 4800098395 dtd 25Apr16 - order waited	
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02	
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/S-01	
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 31.5°C and Humidity: 69%	
Sr.No.	Parameter	Result	Method of analysis
1.	pH@25°C	6.72	IS 2720 (part 26); RA2021
2.	Conductivity@25°C, µS/cm	480.5	IS-14767; RA 20216
3.	Water content, %	4.2	IS 2720 (part 2); RA2020
4.	Organic Carbon, %	0.30	IS 2720 (part 22); RA2020
5.	Available Nitrogen, %	0.0088	AESPL/LAB/SOP/7.2.1.2/S-05; 01.07.22
6.	Available Phosphorus, kg/hector	28	AESPL/LAB/SOP/7.2.1.2/S-07; 01.07.22
7.	Potassium as K, kg/hector	90	AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
8.	Available Sulphur, mg/kg	24	AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22
9.	Calcium as Ca, meq/l	28	AESPL/LAB/SOP/7.2.1.2/S-11; 01.07.22
10.	Magnesium as Mg, meq/l	12	AESPL/LAB/SOP/7.2.1.2/S-12; 01.07.22
11.	Sodium as Na, kg/hector	80	IS-19497; RA 2015
12.	Zinc as Zn, mg/kg	< 0.04	EPA Method 3050B.2:1996
13.	Nickel as Ni, mg/kg	< 0.04	EPA Method 3050B.2:1996
14.	Chromium as Cr, mg/kg	< 0.04	EPA Method 3050B.2:1996
15.	Iron as Fe, mg/kg	0.12	EPA Method 3050B.2:1996
16.	Texture, %	Clay	76
		Silt	14
		Fine sand	10
			AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22

### Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.



**Sushma A. Gujar**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

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Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel:9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ A-23/08/08

Issue Date: 11/08/2023

<b>Name of Customer &amp; Contact Details</b>	: K. Raheja Corp Pvt. Ltd Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 081 Mr. Rajesh Kamble. ☎ 91679 80857. ✉ <a href="mailto:rkamble@kraheja.com">rkamble@kraheja.com</a>				
<b>Name of Site</b>	: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1908, 1/1908, 2/1908 of Byculla				
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution				
<b>Description of Sample</b>	: Ambient Air				
<b>Location of Sampling</b>	: Near Main Gate				
<b>Date of Sampling</b>	: 01/08/2023				
<b>Sampling Time</b>	: 09:20 to 17:20 hr.	<b>Duration</b>	: 08 Hr.		
<b>Sample Drawn By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division		
<b>Date of Sample Receipt</b>	: 03/08/2023	<b>Sample Identification</b>	: A-23/08/08		
<b>Sample Quantity &amp; Container</b>	: SO <sub>2</sub> :1 Bottle; NO <sub>x</sub> :1 Bottle; PM <sub>10</sub> -1; PM <sub>2.5</sub> -1; Bladder:1.				
<b>Date of Sample Analysis</b>	: 04/08/2023 to 09/08/2023				
<b>Sampling Environmental Conditions</b>	: Temperature:28-30°C; Rain fall: No; P <sub>bar</sub> : 750 mmHg.				
<b>Transportation Condition</b>	: Bottles < 5°C	: Filter papers in plastic container	: Bladders, charcoal tubes at ambient temp.		
<b>Sampling Equipment</b>	: RDS-I-14 & FDS-10				
<b>Calibration Status</b>	: Calibration on 25/05/2023 due on 25/05/2024				
<b>Project/ Job number</b>	: 4800098395 dtd 25Apr16				
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02				
<b>Method of Sampling &amp; Preservation</b>	: AESPL/LAB/SOP/7.3.1/A-01				
<b>Environmental Condition while Testing</b>	: Temperature: 28°C; RH-53.2%				
<b>Sr. No.</b>	<b>Parameter</b>	<b>Result</b>	<b>Limits #</b>	<b>Unit</b>	<b>Method of Analysis</b>
1.	Sulphur dioxide as SO <sub>2</sub>	15.41	80 *	µg/m <sup>3</sup>	IS 5182 (Part 2) RA2017
2.	Nitrogen dioxide as NO <sub>2</sub>	22.39	80 *	µg/m <sup>3</sup>	IS 5182 (Part 6) RA2022
3.	PM <sub>10</sub>	28.37	100 *	µg/m <sup>3</sup>	IS 5182 (Part 23) RA2022
4.	PM <sub>2.5</sub>	10.00	100 *	µg/m <sup>3</sup>	IS 5182 (Part 24) RA2022
5.	Carbon monoxide as CO	0.70	04 **	mg/m <sup>3</sup>	IS 5182 (part 10) RA2019

[ #] Specified under National Ambient Air Quality Standards by CPCB:

[ \*] 24 hourly monitoring values; [ \*\*] 1 hourly monitoring values; [ \*\*\*] Annual monitoring values.

**Conformity Statement:** The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards 2009.

### Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.
5. Decision Rule is applied.



Anjan Pramanik  
(Authorized Signatory)

-End of Test Report-





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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

## Test Report (Noise)

Ref. No.: AESPL/LAB/C/N-23/08/04

Issue Date: 07/08/2023

<b>Name of Customer &amp; Contact Details</b>	: K. Raheja Corp Pvt. Ltd Plot No. C- 30, Block G, Opposite SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble - 91679 80857 E-Mail: - rkamble@kraheja.com		
<b>Name of Site</b>	: Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla		
<b>Discipline &amp; Group</b>	: Chemical: Atmospheric Pollution		
<b>Description of Sample</b>	: Ambient Noise		
<b>Location Details</b>	: At Periphery Of Site		
<b>Date of Sampling</b>	: 01/08/2023	<b>Period of Sampling</b>	: Spot
<b>Start &amp; End Time of Sampling (Daytime)</b>	: 09.30 Hr. - 10.15Hr.	<b>Start &amp; End Time of Sampling (Nighttime)</b>	: 20.25 Hr.-21.00Hr.
<b>Monitored By</b>	: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Data Receipt</b>	: 03/08/2023	<b>Sample Identification</b>	: N-23/08/04
<b>Environmental Condition</b>	: <b>Climate:</b> Clear	<b>Ambient Temp:</b> 28°C to 30°C	
<b>Transportation Condition</b>	: Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.		
<b>Sampling Equipment</b>	: Noise meter - Centre C-390 SL-I-01		
<b>Calibration Status</b>	: Calibrated on 14/11/2022; calibration due on 13/11/2023		
<b>Project/ Job Number</b>	: 4800098395 dtd 25Apr16		
<b>Reference of Sampling</b>	: AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling</b>	: IS 9989 RA:2020		
<b>Sr. No.</b>	<b>Location</b>	<b>Noise Day Time dB(A)</b>	<b>Noise Nighttime dB(A)</b>
1.	Main gate	68.2	67.1
2.	Near K Raheja Hording	63.4	59.3
3.	Near sales office	62.7	57.9
4.	B1 & B2 Tower	62.5	55.8
5.	Mhada plot	61.9	55.3
6.	Agripada residency area	60.6	54.6
<b>Limit as per EP Act for Industrial area</b>		<b>75</b>	<b>70</b>

**Conformity Statement:** Noise Levels at all the locations are found to be below the stipulated limits.

**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Decision Rule is applied.



**Anjan Pramanik**  
(Authorized Signatory)

-End of Test Report-



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Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-23/08/13

Issue Date: 05/08/2023

<b>Name of Customer &amp; Contact Details</b>	:	K. Raheja Corp Pvt. Ltd ,Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble -9167980857 E-Mail: - rkamble@kraheja.com			
<b>Name of Site</b>	:	Hindustan Mill, Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla, Mahalaxmi €			
<b>Nature of Sample</b>	:	Drinking water	<b>Location of Sample</b>	:	6th Floor Sales Office Pantry, Mineral
<b>Date of Sample Drawn</b>	:	01/08/2023	<b>Time of Sample Drawn</b>	:	10.55 am
<b>Sample Drawn By</b>	:	AESPL Consultancy Division	<b>Transported By</b>	:	AESPL Consultancy Division
<b>Date of Sample Receipt</b>	:	03/08/2023	<b>Sample Identification</b>	:	W- 23/08/13
<b>Sample Quantity &amp; Container</b>	:	F-1 lit; Plastic can.			
<b>Date of Sample Analysis</b>	:	03/08/2023 to 04/08/2023			
<b>Environmental Conditions at site</b>	:	Water Temperature: 25°C, Air Temperature: 28°C, Water Cooler and surrounding was clean.			
<b>Transportation Condition</b>	:	Water Temperature: < 6°C, Cold storage.			
<b>Project/ Job number</b>	:	--			
<b>Reference of Sampling</b>	:	AESPL/LAB/QR/7.3.3/R-02			
<b>Method of Sampling &amp; Preservation</b>	:	AESPL/LAB/SOP/7.3.1/W-01			
<b>Environmental Condition while Testing</b>	:	Ambient Temperature: 27.3°C and Humidity: 69%			
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
1.	Colour, Hazen	<5.0	5 Max	15 Max	IS-3025(P- 4) RA2021
2.	Turbidity, NTU	< 2.0	1 Max	5 Max	IS-3025(P-10) 2023
3.	pH@25°C	6.89	6.5 - 8.5	No relaxation	IS-3025(P-11) 2022
4.	Residual Chlorine, mg/l	< 0.56	0.2 Min	1.0 Min	IS-3025(P-26) RA2019
5.	Hardness as CaCO <sub>3</sub> , mg/l	36	200 Max	600 Max	IS-3025(P-21) RA2019
6.	Iron as Fe, mg/l	0.030	1.0 Max	No relaxation	IS-3025(P-11) RA2019
7.	Chloride as Cl <sup>-</sup> , mg/l	14	250 Max	1000 Max	IS-3025(P-53) RA2019
8.	Fluoride as F <sup>-</sup> , mg/l	0.30	1.0 Max	1.5 Max	IS-3025(P-60) 2023
9.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) RA2022

**Conformity Statement:** Water sample is pass as per IS 10500:RA2018 w.r.t. above mentioned tests.

### Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.
5. Decision Rule is applied.



**Reshma S. Patil**  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787

## Test Report (Water)

Ref. No.: AESPL/LAB/C/W-23/08/13

Issue Date: 05/08/2023

Name of Customer & Contact Details	:	K. Raheja Corp Pvt. Ltd ,Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble -9167980857 E-Mail: - rkamble@kraheja.com			
Name of Site	:	Hindustan Mill, Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla, Mahalaxmi €			
Nature of Sample	:	Drinking water	Location of Sample	:	6th Floor Sales Office Pantry, Mineral
Date of Sample Drawn	:	01/08/2023	Time of Sample Drawn	:	10.55 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	03/08/2023	Sample Identification	:	W- 23/08/13
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	03/08/2023 to 04/08/2023			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 28°C, Water Cooler and surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	--			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 27.3°C and Humidity: 69%			
Sr. No.	Parameter	Result	Limits (IS 10500:RA2018)		Method of Analysis
			Acceptable	Permissible	
10.	Taste	Agreeable	Agreeable	Agreeable	IS-3025(P- 8) 2023

**Conformity Statement:** Water sample is **pass** as per IS 10500:RA2018 w.r.t. above mentioned tests.

### Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. The results apply to the sample as received.
5. Decision Rule is applied.



Reshma S. Patil  
(Authorized Signatory)

-End of Test Report-



# ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2024

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: [pglab@aespl.co.in](mailto:pglab@aespl.co.in)

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

## Test Report (Microbiology - Water)

Ref. No.: AESPL/LAB/B/Mw-23/08/13

Issue Date: 07/08/2023

<b>Name of Customer &amp; Contact Details</b>		: K. Raheja Corp Pvt. Ltd ,Plot No. C- 30, Block G Opposite SIDBI, Bandra Kurla Complex Bandra (East), Mumbai - 400 051 Mr. Rajesh Kamble -9167980857 E-Mail: - <a href="mailto:rkamble@kraheja.com">rkamble@kraheja.com</a>		
<b>Name of Site</b>		: Hindustan Mill, Hindustan Mill, Sub Plot B of CS No. 1903 (Pt.), 1904 (Pt), 1905, 1/1905, 2/1905 of Byculla, Mahalaxmi (E)		
<b>Nature of Sample</b>		<b>Drinking water</b>	<b>Location of Sample</b>	: 6th Floor Sales Office Pantry, Mineral
<b>Date of Sample Drawn</b>		: 01/08/2023	<b>Time of Sample Drawn</b>	: 10:55 am
<b>Sample Drawn By</b>		: AESPL Consultancy Division	<b>Transported By</b>	: AESPL Consultancy Division
<b>Date of Sample Receipt</b>		: 03/08/2023	<b>Sample Identification</b>	: Mw- 23/08/13
<b>Sample Quantity &amp; Container</b>		: 250 ml; Glass bottle.		
<b>Date of Sample Analysis</b>		: 03/08/2023 to 05/08/2023		
<b>Environmental Conditions at site</b>		: Surrounding area is clean.		
<b>Transportation Condition</b>		: Water Temperature: < 6°C, Cold storage.		
<b>Project/ Job number</b>		: 4800098395 dtd 25Apr16 - order waited		
<b>Reference of Sampling</b>		: AESPL/LAB/QR/7.3.3/R-02		
<b>Method of Sampling &amp; Preservation</b>		: AESPL/LAB/SOP/7.3.1/M-01		
<b>Environmental Condition while Testing</b>		: Ambient Temperature: 24.1°C and Humidity: 61 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500 RA 2018	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185 RA 2021
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185 RA 2021

**Conformity Statement:** Water sample is **Pass** as per IS 10500: RA2018 w. r. t. above mentioned tests.

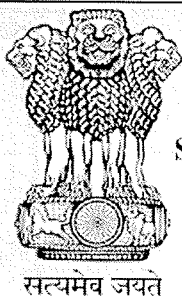
**Note:**

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2. Results relate only to the items tested.
3. The results apply to the sample as received.



**Pranali N. Patil**  
(Authorized Signatory)

-End of Test Report-



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: September 13, 2019

To,  
**Genext Hardware & Parks Pvt. Ltd. C.A to Capricon Realty Ltd.**  
at Sub plot "B" bearing C.S. No. 1903, 1904, 1905, 1/1905, 2/1905 of Byculla Division abutting Dr. A. L. Nair road and Maulana Azad Road, Jacob Circle, Mahalaxmi, Maharashtra

**Subject:** Environment Clearance for for amendment in EC for the residential complex along with the proposed composite residential building with a Municipal Public Parking Lot at Sub Plot 'B' bearing C.S. No. 1903, 1904, 1905, 1/1905, 2/1905 of Byculla Division abutting Dr. A.L. nair Road and Maula Azad Road, Jacob Circle, Mahalaxmi by Genext Hardware & Parks 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 103rd 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 174th meetings.


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

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

1.Name of Project	Hindustan Mill
2.Type of institution	Private
3.Name of Project Proponent	Genext Hardware & Parks Pvt. Ltd. C.A to Capricon Realty Ltd.
4.Name of Consultant	Dr. D. A. Patil, Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential Project.along with Municipal Public Parking Lot
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in existing project. (Vertical expansion to residential wing of Building No.3 has been proposed)
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	We have obtained EC u/n. SEAC-2014/CR-35/TC-1 dt. 29/09/2014 for the plot area 61,520.46 m2 and FSI area of 1,29,988.78 m2, Non FSI area of 2,58,043.03 m2 with total construction area of 3,88,031.81 m2 (Entire project).
8.Location of the project	Sub plot "B" bearing C.S. No. 1903, 1904, 1905, 1/1905, 2/1905 of Byculla Division abutting Dr. A. L. Nair road and Maulana Azad Road, Jacob Circle, Mahalaxmi, Maharashtra
9.Taluka	Mumbai
10.Village	Byculla Division abutting Dr. A. L. Nair road and Maulana Azad Road, Jacob Circle, Mahalaxmi
Correspondence Name:	-
Room Number:	-
Floor:	-
Building Name:	Raheja Tower
Road/Street Name:	Plot No. C-30, Block G, Opp SIDBI,
Locality:	Bandra Kurla Complex
City:	Bandra (East), Mumbai.
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)

SEIAA Meeting No: 174 Meeting Date: August 28, 2019 ( SEIAA-STATEMENT-0000001765 )  
SEIAA-MINUTES-0000002436  
SEIAA-EC-0000001987

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**Shri. Anil Diggikar (Member Secretary SEIAA)**

12.IOD/IOA/Concession/Plan Approval Number	OCC for buidling no.1 issued u/no.EEBP/9527/E-A dt.18/07/2013 and OCC for building no.2 issued u./no.EB-907-E-A dt.11/02/2018
	<b>IOD/IOA/Concession/Plan Approval Number:</b> OCC for buidling no.1 issued u/no.EEBP/9527/E-A dt.18/07/2013 and OCC for building no.2 issued u./no.EB-907-E-A dt.11/02/2018
	<b>Approved Built-up Area:</b> 210603.62
13.Note on the initiated work (If applicable)	On site the work of Building No.1 having construction area of 182485.39 m2 (FSI: 65,846.16 m2) and the work of building no.2 having construction area of 65,805.90 m2 (FSI: 31,935.02 m2) has been completed. The construction area of building no.3 is upto 78,246.10 m2. Hence over all construction completed on site is 326537.40 m2.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	OCC for buidling no.1 issued u/no.EEBP/9527/E-A dt.18/07/2013 and OCC for building no.2 issued u./no.EB-907-E-A dt.11/02/2018
15.Total Plot Area (sq. m.)	61,520.46 m2
16.Deductions	4,470.19 m2
17.Net Plot area	57,050.27 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	<b>FSI area (sq. m.):</b> 1,32,631.46 m2 (Entire Project)
	<b>Non FSI area (sq. m.):</b> 2,60,503.05 m2 (Entire Project)
	<b>Total BUA area (sq. m.):</b> 393134.51
18 (b).Approved Built up area as per DCR	<b>Approved FSI area (sq. m.):</b> 1,28,688.95 m2 (Entire Project)
	<b>Approved Non FSI area (sq. m.):</b> 2,56,764.51 m2 (Entire Project)
	<b>Date of Approval:</b> 11-02-2018
19.Total ground coverage (m2)	24,531.61 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	43%
21.Estimated cost of the project	8356193347

# Government of Maharashtra

## 22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

## 23. Total Water Requirement

<b>Dry season:</b>	Source of water	MCGM
	Fresh water (CMD):	117 KLD
	Recycled water - Flushing (CMD):	61 KLD
	Recycled water - Gardening (CMD):	33 KLD
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	178 KLD
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	71 KLD
<b>Wet season:</b>	Source of water	MCGM + RWH
	Fresh water (CMD):	99 KLD + 18 KLD
	Recycled water - Flushing (CMD):	61 KLD
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	178 KLD
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	104 KLD
<b>Details of Swimming pool (If any)</b>	-	

## 24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

<b>25.Rain Water Harvesting (RWH)</b>	Level of the Ground water table:	3 m
	Size and no of RWH tank(s) and Quantity:	2 Nos.of RWH tanks with 74 m3 capacity each.
	Location of the RWH tank(s):	Lower basement for bldg. no 2, 2nd Basement for Residential tower bldg. no 3 & 3rd basement for PPL
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	25 Lakh
	Budgetary allocation (O & M cost) :	2 Lakh/year
	Details of UGT tanks if any :	Residential: 2nd Basement PPL: 3rd Basement

<b>26.Storm water drainage</b>	Natural water drainage pattern:	Toward East and West Side
	Quantity of storm water:	2980.71 m3/hr
	Size of SWD:	0.35 x 0.35 m, 0.45 x 0.6 m, 0.6 x 0.8 m

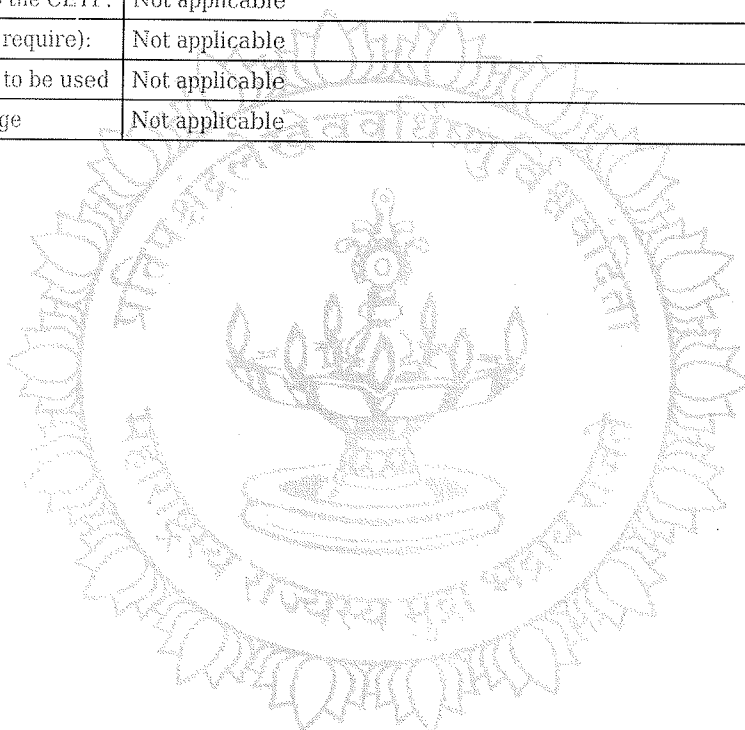
<b>27.Sewage and Waste water</b>	Sewage generation in KLD:	167 KLD
	STP technology:	MBBR Technology
	Capacity of STP (CMD):	3 STPs will be provided with total 220 m3 capacity i.e. 100 m3 (for bldg. No. 2), 100 m3 (for bldg No. 3) and 20 m3 for PPL
	Location & area of the STP:	Bldg No. 2: Ground Floor, Bldg No. 3: a. Resi. Bldg: 2nd Floor Parking Lvl. & b. PPL: Ground Floor.
	Budgetary allocation (Capital cost):	45 Lakh
	Budgetary allocation (O & M cost):	9 Lakh/year



<b>28.Solid waste Management</b>		
<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Construction debris: 4,200 m <sup>3</sup>
	<b>Disposal of the construction waste debris:</b>	The construction debris will be disposed as per the "Construction and Demolition and Desilting Waste (Management and Disposal) Rules 2016.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	269 Kg/day
	<b>Wet waste:</b>	403 Kg/day
	<b>Hazardous waste:</b>	Used oil from DG
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	2 KLD
	<b>Others if any:</b>	Household E-waste generation
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	Dry garbage will be disposed off to recyclers
	<b>Wet waste:</b>	Wet garbage will be composted using Mechanical Composting unit and used as organic manure for landscaping.
	<b>Hazardous waste:</b>	Authorized recyclers
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	Sludge use as manure for gardening
	<b>Others if any:</b>	Authorized recyclers
<b>Area requirement:</b>	<b>Location(s):</b>	Ground
	<b>Area for the storage of waste &amp; other material:</b>	100 m <sup>2</sup>
	<b>Area for machinery:</b>	25 m <sup>2</sup>
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	Rs. 12 lakh
	<b>O &amp; M cost:</b>	Rs. 6 Lakh/year

# Government of Maharashtra

29. Effluent Characteristics					
Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



# Government of Maharashtra

### 30. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 31. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 32. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33. Source of Fuel: Not applicable

34. Mode of Transportation of fuel to site: Not applicable

### 35. Energy

<b>Power requirement:</b>	Source of power supply :	TATA
	During Construction Phase: (Demand Load)	500 kVA
	DG set as Power back-up during construction phase	500 kVA
	During Operation phase (Connected load):	10.8 MW
	During Operation phase (Demand load):	5.2 MW
	Transformer:	-
	DG set as Power back-up during operation phase:	• Building No. 2: 1 x 1250 kVA • Building No. 3: Resi. Bldg: 1 x 1500 kVA • MPPL: 1 x 750 kVA
	Fuel used:	HSD
Details of high tension line passing through the plot if any:	NA	

#### Energy saving by non-conventional method:

Solar Hot water system to Residential Buildings  
Provision of Solar PV Panels

### 36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
---------------	------------------------------	----------

1	Total Energy Saving	23.6%
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### 37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 15 Lakh
	O & M cost:	Rs,

### 38.Environmental Management plan Budgetary Allocation

#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	4.5
2	Site sanitation and Potable Water Supply to Labour	-	5
3	Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time	8
4	Health check-up & first aid	-	6
5	Safety Personal Protective Equipment	Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.	10
6	Traffic Management	Sign Boards, Persons at entry exit and Parking area	4.5
7	Tyre cleaning and Vehicle maintenance	-	3
8	Storm water Management	-	4
9	Safety Training to Workers (Twice in Year), Safety Officer	-	5
10	Safety nets	-	14

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O & G	45	9
2	Solar System	Weekly	15	2

3	Rainwater harvesting	During rainy season (cleaning of UG tanks and filtration units before rainy season)	25	2
4	Solid Waste Composting plant	Continuous O & M Environment Monitoring: Monthly to assess the compost quality	12	6
5	Landscape	Daily	116	12

**39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)**

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**40.Any Other Information**

No Information Available

**Government of  
Maharashtra**

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	No
	Other Relevant Informations	<p>Environmental Infrastructure provided for Bldg. No. 1 ( B1, B2 &amp; A1 Bldgs.)</p> <ul style="list-style-type: none"> <li>• No. of Tenements: 318 Nos.</li> <li>• Water Requirement: 232 KLD (Domestic: 145 KLD + Flushing: 75 KLD + Gardening: 12 KLD)</li> <li>• Sewage generation: 176 KLD</li> <li>• STP provided: 200 KLD (SBR technology)</li> <li>• Solid waste generation: 783 kg/day (Biodegradable component is composted using mechanical composting machine &amp; Non-biodegradable component is handed over to authorized recyclers)</li> <li>• RWH Tanks: 1 tank with 63 m3 and 2 tanks with 60.5 m3 capacity</li> <li>• Connected Load: 5.7 MW</li> <li>• Demand Load: 4.8 MW</li> <li>• DG sets: 10 x 1250 kVA &amp; 3 x 500 kVA</li> <li>• Parking (4W): 718 Nos.</li> </ul> <p>The estimated project cost mentioned in item No. 21 is for Bldg. 2 &amp; 3 only.</p>
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 174th 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:

**Specific Conditions:**

I	It is noted that, representative of PP not submitted the authority letter. PP to submit the same along with copy of company resolution.
II	PP to submit the company merger document.
III	PP to submit dated Architect certificate addressing to committee regarding building wise construction done on site as per EC accorded in 2006 & 2014.
IV	PP stated that there is minor change in FSI (1,32,631.46 Sq.mt instead of 132331.76 Sq.mt) & NoN- FSI area (260503.05 Sq.mt instead of 260802.75 Sq.mt) stated in the CS while total built up area is the same. PP to revise the online CS to that extent only.
V	Local planning authority to ensure the structural stability of building for which vertical expansion is proposed.
VI	PP to upload the HRC NoC.
VII	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
VIII	PP to submit CER plan to Municipal Commissioner/District Collector and submit the acknowledgement to Member Secretary, SEIAA.

IX	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.
X	SEIAA decided to grant EC for: FSI: 132631.46 m <sup>2</sup> , Non-FSI: 260503.05 m <sup>2</sup> and Total BUA: 393134.51 m <sup>2</sup> ( IOD no-EB/5204/E/A, Date-13.03.2019)

**General Conditions:**

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the 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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for 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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed 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.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG-sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.



XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

# Government of Maharashtra

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by 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 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.

Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE, CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

SEIAA Meeting No: 174 Meeting Date: August 28, 2019 ( SEIAA-STATEMENT-0000001765 )  
SEIAA-MINUTES-0000002436  
SEIAA-EC-0000001987

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Shri. Anil Diggikar (Member Secretary  
SEIAA)

No. 21-68/2006-IA.III  
Government of India  
Ministry of Environment and Forests

By Speed Post

Paryavaran Bhawan,  
CGO Complex, Lodhi Road  
New Delhi 110003

Dated: September 1, 2006

To

✓ Mr. Neel Raheja Director,  
M/s K. Raheja Corporation Pvt. Ltd.  
Construction House 'A', 24<sup>th</sup> Road,  
Khar, (W)  
Mumbai 400052

**Subject: Environmental Clearance for construction of Residential Complex at  
Byculla Mumbai by M/s K. Raheja Corporation Pvt. Ltd.**

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994 as amended on July 7, 2004. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP, Public Hearing proceedings and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its meeting held on 26-27 July, 2006.

2. The project proponent is setting up a Residential Complex at sub plot B of CS No. 1903 (Pt.), 1904 (Pt.), 1905, 1/1905, 2/1905 of Byculla Division, Dr A. L Nair Road, Jacob Circle, Byculla, Mumbai. The project involves construction of 486 dwelling units in four buildings. ~~The project is~~ ~~located at sub plot B of CS No. 1903 (Pt.), 1904 (Pt.), 1905, 1/1905, 2/1905 of Byculla Division, Dr A. L Nair Road, Jacob Circle, Byculla, Mumbai.~~ The total water requirement will be 330 m<sup>3</sup>/day and total wastewater generated will be 296 m<sup>3</sup>/day. Separate sewage treatment plant will be provided to treat sewage generated from each building. Additionally, a common STP is also proposed to treat 460 m<sup>3</sup>/day sewage. The solid waste generation will be 0.49 t/day during operation phase. The in-vessel composting of biodegradable waste will be done. The non-biodegradable waste will be disposed of for land filling.

3. The EIA report submitted along with the application predicts negligible impacts with regard to Ambient Air Quality and minor & negligible impact with regard to Noise during both the construction as well as the operation phase. There will be positive impact on hydrology and natural drainage due to proposed measures for construction of storm water drain. Due to plantation of 1198 trees and development of recreational area, surrounding area will have positive impact on land use.

4. The EAC after due consideration of the relevant documents submitted by the project proponent, responses to the public concerns expressed during the public hearing and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the projects mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project subject to the strict compliance with the specific and general conditions mentioned below:

#### PART A- SPECIFIC CONDITIONS

##### I. Construction Phase

- i) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii) Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- iii) A First Aid Room will be provided at the project site both during construction and operation of the project.
- iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v) All the top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- vi) Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- vii) Use of diesel power generating sets during construction phase should be enclosed type to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- viii) Vehicles hired for bringing construction material at site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peaking hours.
- ix) 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.

x) Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.

xi) 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.

## II: Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

i. Only one DG set of adequate capacity shall be provided for backup power.

ii. Adequate parking space shall be provided for buses and cars and also for their movement at ground level. Vehicles shall not be parked on the main road outside the plot area.

iii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

iv. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

v. The leachate from vermi-composting shall be treated in sewage treatment plant.

vi. The sewage treatment plant (STP) should be certified by an independent expert for efficiency as well as adequacy and should submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated to tertiary level and after treatment reused for flushing of toilets and gardening. Discharge of treated sewage shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vii. Water harvesting system and energy conservation measures like installation of solar panels for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.

viii. Noise barriers should be provided at appropriate locations so as to ensure that the noise levels do not exceed the prescribed standards.

ix. The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. Wet garbage should be disposed by the vermi-culture method.

x. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board.

xi. Diesel power generating sets proposed as source of back up power for lifts and common area illumination should be of enclosed type and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.

xii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

xiii. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xiv. The ground water levels and its quality should be monitored regularly.

xv. Adequate measure should be taken to avoid any traffic congestion near the entry and exit points from the roads adjoining the proposed project site.

xvi. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xvii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

xviii. Suitable insulation material should be provided in the roof structure to reduce the U value to about 0.35 Watts per sqm per degree Centigrade.

## **PART – B. GENERAL CONDITIONS**

i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.

ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.

iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits:

iv) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.

5. Officials from the Regional Office of MOEF, Bhopal who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department (if required), CRZ Regulations etc. shall be obtained by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, from whom suggestion/representation were received at the time of public hearing.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Maharashtra State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Bhopal.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 1994 including the amendments.

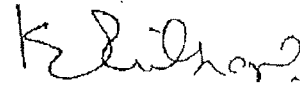
12. The project authority will enter in to MOU with all buyers of the property/flat etc. to ensure operation and maintenance of the assets handed over to the society formed by the residents/owners of the buildings.



(K.C. RATHORE)  
Additional Director (IA)  
rathore27@yahoo.com  
Tele: 24368526

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, Mumbai
2. The Member Secretary, Maharashtra State Pollution Control Board Mumbai
3. The CCF, Regional Office, Ministry of Environment & Forests, Bhopal.
4. IA - Division, MOEF, New Delhi - 110001
5. Guard file



(K. C. RATHORE)  
Additional Director



**Government of Maharashtra**

SEAC-2014/CR-35/TC-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 29<sup>th</sup> September, 2014

To,  
M/s. Genext Hardware & Parks Pvt. Ltd (Developers)  
CA To Capricon Realty Ltd.  
Raheja Tower  
Plot No. C-30, Block G, Opp SIDBI,  
BandraKurla Complex, Bandra (East), Mumbai

**Subject: Environment clearance for proposed residential complex & composite building with commercial wing and a Municipal Parking Lot wing on plot bearing CS No. 903 (pt), 1904 (pt), 1905, 1/1905, 2/1905 at Byculla Division, Mumbai by M/s K Raheja Corp - Genext Hardware & Parks Private 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 27<sup>th</sup> 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 73<sup>rd</sup> meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed residential complex & composite building with commercial wing and a Municipal Parking Lot wing on plot bearing CS No. 903 (pt), 1904 (pt), 1905, 1/1905, 2/1905 at Byculla Division, Mumbai. SEAC-II considered the project under screening category 8(b) B1 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as-**

Name of Project	Proposed additional development and expansion to the Residential Complex along with the proposed Composite Building with a Municipal Public Parking Lot and a Residential wing.
Project Proponent	M/s K Raheja Corp - Genext Hardware & Parks Private Ltd.
Consultant	Mahabal Enviro Engineers Pvt. Ltd.
Type of project	It is expansion and additional development of Residential Project along with Municipal Public Parking Lot.

Location of the project	Sub plot "B" bearing C.S. No. 1903 (pt), 1904 (pt), 1905, 1/1905, 2/1905 of Byculla Division abutting Dr. A. L. Nair road and Maulana Azad Road, Jacob Circle, Mahalaxmi.			
Whether in corporation / Municipal / Other area	Municipal Corporation of Greater Mumbai			
Applicability of the DCR	Regulations Nos. 23, 58 and 33(24) of DCR 1991 modified till date.			
Note on the initiated work (if applicable)	Total constructed work (FSI + Non FSI):		Construction work of three towers from the previous EC is done. The Built up area of 65,846.16 m <sup>2</sup> and construction area of 1,82,485.39 m <sup>2</sup> is completed. Construction work for further development not started.	
	Date and area details in the necessary approvals issued by the competent authority (attach scan copy)		EC No. 21-68/2006-IA.III dt. 1 <sup>st</sup> September 2006.	
LOI / NOC from MHADA / Other approvals (if applicable)	IOD / LOI for PPL are obtained.			
Total Plot Area Deductions Net plot area	Plot Area = 61,520.46 m <sup>2</sup> Road Setback = 3062.00 m <sup>2</sup> MHADA = 542.10 m <sup>2</sup> BMC R.G = 662.61 m <sup>2</sup> ----- Net Plot Area = 57,253.75 m <sup>2</sup>			
Permissible FSI (Including TDR etc.)	Plot FSI : 81,101.22 m <sup>2</sup> Public Parking Lot FSI (Incentive): 32,727.07 m <sup>2</sup> Fungible FSI : 16793.74 m <sup>2</sup> ----- Total Permissible : 1,30,622.04 m <sup>2</sup>			
Proposed Built-up Area (FSI & Non-FSI)		As per EC	Work Completed	Proposed Expansion
	FSI Area (m <sup>2</sup> )	81,101.22 m <sup>2</sup>	65846.16m <sup>2</sup>	64,142.62 m <sup>2</sup>
	Non FSI Area (m <sup>2</sup> )	-	1,16,639.23 m <sup>2</sup>	1,41,403.80 m <sup>2</sup>
	Construction area (m <sup>2</sup> )	-	1,82,485.39m <sup>2</sup>	2,05,546.42m <sup>2</sup>
Ground coverage percentage (Note: Percentage of plot not open to sky)	Since Bldg. No. 1 has been completed and BCC from MCGM has been obtained, the proposed development (Bldg. No. 2 and Bldg. No.3) envisages provision of Ground Coverage of 43%.			

Estimated cost of the project	Rs. 888.0 Cr	
No. of Buildings & its configuration	As per EC received	Proposed Development
	<u>Towers B1,B2 and A1:</u> Stilt + 41 upper floors over two levels of podium.	<u>Bldg No. 2:</u> 2 Basements + 2 Parking Floors + Stilts + 44 Upper Floors. (17 Floors are as per the Residual Construction from EC No. 21-68/2006-IA.III dt. 1 <sup>st</sup> September 2006)
	<u>Tower B3:</u> 2 Parking Floors + Stilts+39 upper floors 2 Parking floors are common for all four tower	<u>Bldg No. 3:- Composite Bldg. (Additional Construction):</u>  Residential Wing:- 3 Basement (pt)+Gr (pt) + intermediate Parking Floor + 4 Parking Floors (pt)+2 Parking Floors (full) + Stilts + 43 Upper Floors Municipal Public Parking Lot: 3 Basements (pt) + Ground (pt) +4 Upper Floors (pt). To be handed over to MCGM and 5 <sup>th</sup> & 6 <sup>th</sup> Floor above MPPL will be retained for Residential parking.
Number of tenants	As per EC construction completed	Proposed Development
	318	230
Number of expected residents / users	1150	
Tenant density per hector	-	
Height of the building(s)	Maximum Height of the building : 190.10 m	
Right of way (width of the road from the nearest fire station to the proposed building)	36.60 m wide Dr. A.L. Nair Marg on West side (proposed) 27.43 m wide Maulana Azad Marg on East side Nearest fire station : Byculla fire station at ~ 1.0 km	
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Min width of 9.00 m	

Existing Structure	Building No. 1 consists of Tower A, B and C for which OC is obtained as per the NOC obtained from New Delhi u/r 21-68/2006-IA.III dated 1 <sup>st</sup> Sept 2006.	
Details of the demolition with disposal (if applicable)	NA	
Particular	DETAILS	PROPOSED
Total Water requirement	Dry Season	
	Fresh water (KLD)	108 KLD
	Source	MCGM
	Recycled Water (KLD)	96 KLD
	Total water requirement (KLD)	170 KLD(Domestic + Flushing)
	Swimming pool make up (cum)	-
	Firefighting (cum)	As per NBC
	Wet Season	
	Fresh water (KLD)	73 KLD
	Source	MCGM
	Recycled Water (KLD)	62 KLD
	Total water requirement (KLD)	135 KLD (Domestic + Flushing)
	Swimming pool make up (cum)	-
	Firefighting (cum)	As per NBC
Rain Water Harvesting (RWH)	Level of ground water table	3 m
	Size and No. of RWH tanks and quantity	Two Numbers of RWH tanks with 85.0 m <sup>3</sup> capacity each.
	Location of RWH tank	Lower Basement
	Size and no. of recharge pits and quantity	-
	Budgetary allocation	Capital Cost: 25 Lakh O & M Cost: 2 Lakh
UG Tanks	Location of UG tank	Lower Basement
Storm Water Drainage	Natural water drainage pattern	Toward East and West Side
	Quantity of storm water	2980.71 m <sup>3</sup> /hr
	Size of SWD	0.35 x 0.35m, 0.45 x 0.6m, 0.6 x 0.8m
Sewage and waste	Sewage generation (CMD)	159 KLD

water		
	STP Technology	MBBR Technology
	Capacity of STP (CMD)	3 STPs will be provided with capacity 100 m <sup>3</sup> (for bldg. No. 2), 100 m <sup>3</sup> (for bldg No. 3) and 20 m <sup>3</sup> for MPPL
	Location of the STP	Bldg No. 2: Ground Floor Bldg No. 3: a. Resi. Bldg: 2nd Floor Parking Lvl. b. MPPL: Ground Floor.
	DG sets (during emergency)	Building No. 2: 1 x 1250 kVA Building No. 3 : Resi. Bldg: 2 x 500kVA, 1 x 250 kVA MPPL: 1 x 1250 kVA
	Budgetary allocation	Capital Cost: 45 Lakh O & M Cost: 9 Lakh
Solid waste management	Waste generation in the pre-construction and construction phase for Bldg. No. 2 and Bldg. No. 3	
	Waste generation	-
	Quantity of the top soil to be preserved	Nil
	Disposal of the construction way debris	The construction debris will be disposed as per the "Construction and Demolition and Desilting Waste (Management and Disposal) Rules 2006.
	Waste generation in the Operation phase	
	Dry Waste (kg/d)	385 Kg/day
	Wet Waste (kg/d)	257 Kg/day
	E – Waste (kg/month)	-
	Hazardous Waste (kg/month)	NA
	Biomedical Waste (kg/month)	NA
	STP Sludge (dry sludge) (kg/d)	2 m <sup>3</sup>
	Mode of Disposal of Waste	
	Dry Waste	Dry garbage will be segregated & disposed off to recyclers
	Wet Waste	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.
	E-waste	NA

	Hazardous Waste	NA
	Biomedical Waste	NA
	STP sludge (dry sludge)	Sludge use as manure for gardening
	Area requirement	
	Location and total area provided for the storage and treatment of the solid waste	On Ground Floor
	Budgetary allocation	Capital Cost: 12 Lakh O & M Cost: 6 Lakh
Green Belt Development		
	Existing Landscape.	13,656.16 m <sup>2</sup>
	R.G on ground	425 m <sup>2</sup>
	Proposed Landscape area on Podium of Bldg. No. 2 and 3	6,202.66 m <sup>2</sup>
	Proposed Landscape area on Ground	425 m <sup>2</sup>
	Plantation	
	Number and list of trees species to be planted on the ground RG.	
	Number and list of shrubs and bushes species to be planted in the podium RG	Nil
	Number and list of trees species to be planted around the border of nallah / stream / pond (if any)	NA
	Number, size, age and species of trees to be cut, trees to be transplanted	
	NOC for the tree cutting / transplantation/ compensatory plantation, if any	Trees cutting permission obtained as shown in the above list.
	Budgetary allocation	Capital Cost: 116 Lakh O & M Cost: 12 Lakh
Energy	Power supply	
	Maximum demand	Bldg. 2 : 1532 kW Bldg. 3 : 1411 kW MPPL : 892.5 kW
	Connect load	Bldg. 2 : 4383kW Bldg. 3 : 3920 kW MPPL : 1561 kW
	Source	TATA

Energy saving by non-conventional method			
Energy saving measures			
<ul style="list-style-type: none"> <li>• Day mode/evening modes and night mode will be used for light control.</li> <li>• Electronic ballast will be used to save the energy consumption upto 12% in lighting power.</li> <li>• The use of low loss transformers and switchgears will save energy upto 2 %.</li> <li>• Occupancy Sensors will be used in staircase midlanding and apartment level and lobby.</li> <li>• Terrace will be finished with over deck insulation.</li> <li>• We will be aiming to have COP of all air conditioning machines.</li> <li>• The project as the 'Green Homes' features includes the followings:</li> <li>• The project is 30-35% More energy efficient than conventional buildings and 21% energy efficient compared to ASHRAE / ECBC – 2007 building.</li> <li>• CO sensors for parking bay with efficient ventilation.</li> <li>• High efficiency spectrally selective glazing.</li> <li>• Roofing with high Solar Reflective Index (SRI)</li> </ul>			
Compliance of the ECBC guidelines (Yes / No) (if Yes then submit compliance in tabular form)	Yes		
Budgetary allocation	Capital Cost: 15 Lakh O & M Cost: 2 Lakh		
DG set			
Number and capacity of the DG sets to be used	Building No. 2: 1 x 1250 kVA  Building No. 3 : Resi. Bldg: 2 x 500kVA, 1 x 250 kVA MPPL: 1 x 1250 kVA		
Type of fuel used	Diesel		
Environment Management Plan Budgetary Allocation	Construction phase (with break-up)		
Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)	Monitoring Frequency
STP (Tertiary)	45	9	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O & G
Solar System	15	2	Weekly
Rainwater harvesting	25	2	During rainy season (cleaning of UG tanks and filtration units before rainy)

			season)
Solid Waste Composting plant	12	6	Continuous O & M Environment Monitoring: Monthly to assess the compost quality
Landscape	116	12	Daily
Total	213	31	
Responsibility for further O & M	A Comprehensive O & M Contracts will be signed with the vendors for all environmental infrastructures like STP, SWM and lift maintenance (10 Years) We will provide detailed maintenance guide to the society for maintenance of common areas, facilities and services (Garbage collection & Disposal, sewage Disposal, Electric Supply, Lift Operation & Maintenance)		
Traffic Management	Nos. of the junction to the main road & design of confluence: 9 entry / exists gates are provided to the main roads.		
	Parking details :		
	Number & area of basement	Building No. 2: 2 Nos. 11,738.02 m <sup>2</sup> . Building No. 3: 3 Nos. No. of Basements: 3 Nos. Area of Basements: 36257.3 m <sup>2</sup> .	
	Number & area of podium	Building No. 2: 3 Podiums 10915.1 m <sup>2</sup> . Building No. 3:- 7 Podiums 50,956.03 m <sup>2</sup> .	
	Total Parking Area	Building 2 : 12,325.08m <sup>2</sup> Building 3: a) Residential Parking : 13,398.72 m <sup>2</sup> b) Municipal Public Parking Lot : 65,454.14 m <sup>2</sup>	
	Area per car	Building 2 : 37.23 m <sup>2</sup> Building 3: a) Residential: 38.06 m <sup>2</sup> b) MPPL: 48.88 m <sup>2</sup>	
	4 wheeler	Building No. 2: 331 Nos Building No. 3 (Residential) : 352 Nos Public Parking Lot: 1316 Cars + 23 T.V	

Sr. No.	Details	Earlier Proposal as per EC Received	Phase I (Completed)	Proposed for PHASE II (Expansion)
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1	Type of Project	Residential Project with 4 Towers (B1, B2, A1 and B3)	Building No. 1 (B1, B2 & A1) 3 Residential Towers Presently known as "A, B & C".	Building No. 2: One Residential Tower Building No. 3: Composite Building (Residential Wing and Municipal Public Parking Lot)
2	Total Plot Area	61,520.36 m <sup>2</sup>		
3	Total permissible built up area	FSI Proposed: 81,101.22 m <sup>2</sup>	FSI Consumed: 65846.16 m <sup>2</sup> Total Construction Area: 1,82,485.39m <sup>2</sup>	FSI Proposed: 64,142.62 m <sup>2</sup> Total Construction BUA: 2,05,546.42 m <sup>2</sup>
4	Total nos. of Towers	Towers B1, B2 and A1: 2 Parking Floors + Stilt+41 upper floors Tower B3: 2Parking Floors + Stilts+39 upper floors <i>2 Parking floors are common for all four Towers</i>	Building No 1(Tower B1, B2 & A1): 2 parking floors + stilts + 41 Upper Floors	I. Bldg No. 2: 2 Basements + 2 Parking Floors + Stilts + 44 Upper Floors II. Bldg No. 3 (Composite Bldg): Residential Wing:- 3 Basement (pt) + Gr (pt) intermediate+4 Parking Floor (pt)+2 Parking Floors (full) + Stilts + 43 Upper Floors Municipal Public Parking Lot : 3 Basement (pt) + Ground(pt)+4 Upper Floors(pt). To be handed over to MCGM and 5th & 6th Floor above MPPL will be retained for Residential parking.

Sr. No.	Details	Earlier Proposal as per EC Received	Phase I (Completed)	Proposed for PHASE II (Expansion)
5	Estimated cost of the project	-	-	Rs. 888.0 Cr
6	No. of Tenements	486 Nos.	318	Building 2 : 116 Building 3 : 114
7	Water Requirement	330 KLD	211 KLD	170 KLD
8	Sewage Generation	296 KLD	183 KLD	159 KLD
9	STP Capacity	460 KLD	200 KLD	Building No. 2 : 100 KLD Building No. 3 (Residential): 100 KLD Building No. 3 (PPL) : 20 KLD
10	STP Technology		SBR	MBBR
11	Solid Waste generation	490 kg/day	783 kg/day	642 kg/day
12	RWH Tanks	-	1 tank with capacity :	Bldg. 2 Bldg. 3

Sr. No.	Details	Earlier Proposal as per EC Received	Phase I (Completed)	Proposed for PHASE II (Expansion)
				63 m <sup>3</sup> , 2 tanks : 60.5 m <sup>3</sup> 85.0 m <sup>3</sup> 85.0 m <sup>3</sup>
13	Power Requirement	-	Max demand : 4770 kW Connected load : 5736 kW	Connected Load: Bldg. 2 : 4383kW Bldg. 3 : 3920 kW MPPL : 1561 kW Demand Load: Bldg. 2 : 1532 kW Bldg. 3 : 1411 kW MPPL : 892.5 kW
14	DG Sets	1 Nos.	DG : 1010 kVA x 3	<u>Building No. 2:</u> 1 x 1250 kVA <u>Building No. 3 :</u> Resi. Bldg: 2 x 500 kVA, 1 x 250 kVA MPPL: 1 x 1250 kVA
15	Landscape Area	-	Landscape on Bldg No. 1=13,656.16 m <sup>2</sup>	Required : 300.0 m <sup>2</sup> Provided : 425.00 m <sup>2</sup> Proposed Landscape area on Podium of Bldg. No. 2 and 3 ; 6,121.65 m <sup>2</sup> Proposed Landscape area on Ground : 425 m <sup>2</sup>
16	Parking	Require : 534 Nos. Provided : 1188 Nos.	Require : 346 Nos. Provided : 718 Nos.	Residential Building No. 2 = 331 Cars Residential Building No. 3 = 352 Cars ..... Total: 683 Cars MPPL: 1339 Cars

3. The proposal has been considered by SEIAA in its 73<sup>rd</sup> 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 :

- (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) 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.

- (iii) PP has to abide by the conditions stipulated by SEAC & SEIAA
- (iv) 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.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (viii) 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.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) Arrangement shall be made that waste water and storm water do not get mixed.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

- (xiv) 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.
- (xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) 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.
- (xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxii) 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.
- (xxiii) 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.
- (xxiv) 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).
- (xxv) Ready mixed concrete must be used in building construction.
- (xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.

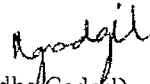
- (xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxx) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxii) 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.
- (xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvii) 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.
- (xxxviii) Diesel power generating sets proposed as source of back up 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.

- (xxxix) 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.
- (xl) 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.
- (xli) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xliii) 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.
- (xliv) 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.
- (xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- (xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) 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.
- (l) 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>.

- (ii) 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 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
  - (lii) 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.
  - (liii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (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.
  - (liv) 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.
  - (lv) The environmental statement for each financial year ending 31<sup>st</sup> 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 5 years.
  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, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
11. This Environment Clearance is issued for proposed residential complex & composite building with commercial wing and a Municipal Parking Lot wing on plot bearing CS No. 903 (pt), 1904 (pt), 1905, 1/1905, 2/1905 at Byculla Division, Mumbai by M/s K Raheja Corp - Genext Hardware & Parks Private Ltd.

  
(Medha Gadgil)  
Additional Chief Secretary,  
Environment department &  
MS, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. 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).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater, Mumbai
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 9/10/2014)



**MUNICIPAL CORPORATION OF GREATER MUMBAI****No.EEBPC/ 9527/E/A. 02 18/7/13**

To,  
 M/s.Capricorn Realty Ltd.  
 through its Constituted Attorney  
 Genext Hardware & Parks Pvt. Ltd.  
 Plot No.C-30, G Block  
 Opp. SIDBI, Bandra Kurla Complex  
 Bandra (East)  
 Mumbai 400051

Ex. Eng. NDR Proposal (City)-II  
 'E' Ward, 25/07/13, 10/08/13 or  
 10, S. K. Halazundia Marg, Byculla,  
 Mumbai - 400 008.

Sub: Full occupation permission to Lower stilt +  
 upper stilt + podium + 41 upper floors in Tower  
 A, B & C of residential building No.1 on Sub  
 Plot "B" of property bearing C.S.No.1903(pt),  
 1904(pt), 1905, 1/1905 & 2/1905 of Byculla  
 Division at Dr.A.L.Nair Marg, near Jacob  
 Circle, Mumbai

Ref: Your Architect's letter dated 7.6.2013

**WITHOUT PREJUDICE**

Sir,

With reference to above letter and in continuation of this office part occupation permission under even No. dated 31.3.2012 and 8.3.2013, this is to inform you that there is no objection to occupy Lower stilt + upper stilt + podium + 41 upper floors in Tower A, B and C of residential building No.1 under reference which is constructed under supervision of Architect Shri Bihari Lund (Regn.No.CA/80/5547) and Regd. Structural Engineer Shri K.N. Hadkar (Regn.No.STR/H/12) subject to following conditions :-

1. That the conditions mentioned in N.O.C. for full occupation by Chief Fire Officer u/No.FB/HR/CITY/470 dated 14.1.2013 shall be complied with.
2. That the setback area along Dr.A.L. Nair Marg shall be transferred in the name of M.C.G.M. before requesting for C.C. equivalent to setback area along Dr. A.L. Nair Marg in building No.2.
3. That the certificate u/Sec.270A of M.M.C. Act shall be obtained from H.E. Department.

This occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C.Act Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

*Sd/-*  
Executive Engineer  
(Building Proposal) City-II

No.EEBPC/ 9527/E/A. *Mw 12/13*

- Copy to :
1. Shri Bihari Lund  
Architect,  
Plot No.C-30, G Block  
Opp. SIDBI, Bandra Kurla Complex  
Bandra (East)  
Mumbai 400051
  2. Asst. Commissioner E Ward
  3. A.E.W.W. E Ward
  4. Dy A. & C. City

*K.Rahija Corp*  
*KAR*  
*7/8/13*  
Executive Engineer  
(Building Proposal) City-II



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[EB/907/E/A of 11 February 2018]

To,  
Genext Hardware & Parks Pvt.Ltd  
Raheja Tower, G'Block, C-30, Bandra Kurla Complex, Bandra (E).

Dear Applicant/Owners,

The full development work of Residential building comprising of Lower Basement + Upper Basement + Lower Stilt + Upper Stilt + Podium + 41 Habitable Floors + 2 Fire Check Floors + 1 Service Floor (Building No. 2) on plot bearing C.S.No./CTS No. 1903,1904,1905,1/1905 and 2/1905 of Division Byculla at Jacob Circle is completed under the supervision of Shri. Rakesh Kumar, Architect, Lic. No. CA/90/13582, Shri. Girish Purushotam Dravid, RCC Consultant, Lic. No. STR/D/59 and Shri. Manish Kothari, Site supervisor, Lic.No. K/359/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/R-I/22 dated 21 December 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, E Ward
  2. A.A. & C., E Ward
  3. EE (V), City
  4. M.I., E Ward
  5. A.E.W.W., E Ward
  6. Architect, Rakesh Kumar, Raheja Tower, Plot No. C-30, GBlock Bandra Kurla Complex, Bandra (E) 400051
- For information please

Name : Satish  
Bhaskar Gite  
Designation :  
Executive Engineer  
Organization :  
Municipal  
Corporation of  
Greater Mumbai  
Date : 11-Feb-2018

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
E Ward





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**

[EB/5204/E/A/OCC/1/New of 24 June 2019]

To,  
**Genext Hardware & Parks Pvt.Ltd C.A. to Capricon Reality Ltd**  
**Raheja Tower,'G'Block, C-30, Bandra Kurla Complex, Bandra (E) 400 051.**

Dear Applicant/Owners,

The **Part 1** development work of **Utility/services** building comprising of **3 level basements + ground + 1st to 4th upper floors for Public Parking Lot (PPL)** on plot bearing C.S.No./CTS No. **1903,1904,1905,1/1905 and 2/1905** of Division **Byculla** at **Jacob Circle** is completed under the supervision of Shri. **Rakesh Kumar , Architect** , Lic. No. **CA/90/13582** , Shri. **Girish Purushotam David** , RCC Consultant, Lic. No. **STR/D/59** and Shri. **Anilkumar Upadhyay** , Site supervisor, Lic.No. **U/26/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **EB/5204/E/A-CFO** dated **17 January 2019**.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

**Copy To :**

1. Asstt. Commissioner, E Ward
  2. A.A. & C. , E Ward
  3. EE (V), City
  4. M.I. , E Ward
  5. A.E.W.W. , E Ward
  6. Architect, Rakesh Kumar, Raheja Tower, Plot No. C-30, GBlock Bandra Kurla Complex, Bandra (E) 400051
- For information please

Name : Satish Bhaskar Gite  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 24-Jun-2019 16: 40:42

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
E Ward





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**

**FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\***  
[EB/5204/E/A/OCC/2/New of 31 March 2022]

To,  
**Genext Hardware & Parks Pvt.Ltd C.A. to Capricon Reality Ltd**  
**Raheja Tower, 'G'Block, C-30, Bandra Kurla Complex, Bandra (E) 400 051.**

Dear Applicant/Owners,

The full development work of Residential building comprising of Residential building No.3 Intermediate floor + 1st to 5th parking floor + Podium (Amenity floor in two levels) + 21st to 44th residential floors + 1 fire check floor (above 28th residential floor) + 1 Service floor (below 29th residential floor) on plot bearing C.S.No./CTS No. 1903,1904,1905,1/1905 and 2/1905 of Division Byculla at Jacob Circle is completed under the supervision of Shri. SAMBPRASAD RAVINDRA PINGE , Architect , Lic. No. CA/90/13213 , Shri. Girish Purushottam Dravid , RCC Consultant, Lic. No. STR/D/59 and Shri. Shri Manish Kothari , Site supervisor, Lic.No. K/359/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. EB/5204/E/A-CFO dated 29 March 2022 . The same may be occupied and completion certificate submitted by you is hereby accepted.

**Copy To :**

1. Asstt. Commissioner, E Ward
  2. A.A. & C. , E Ward
  3. EE (V), City
  4. M.I. , E Ward
  5. A.E.W.W. , E Ward
  6. Architect, SAMBPRASAD RAVINDRA PINGE, C-30, BLOCK 'G', BANDRA KURLA COMPLEX, BANDRA(E)
- For information please

Name : GANESH A HARNE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 31-Mar-2022 15: 58:13

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
E Ward





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**EEBPC/9527/E/A 02-30/11/13**

To,  
Shri Bihari Lund  
Architect,  
Plot No.C-30, G Block  
Opp. SIDBI, Bandra Kurla Complex  
Bandra (East)  
Mumbai 400051

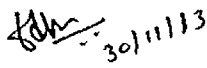
Ex. Eng. Bldg. Propposal (City)-II  
'E' Ward, Municipa Office, 3rd Floor,  
10, S. K. Hatizuddin Marg, Byculla,  
Mumbai - 400 008.

Sub : Proposed residential building No.1 on Sub Plot  
'B' of property bearing C.S.No.1903(pt),  
1904(pt), 1905, 1/1905 & 2/1905 of Byculla  
Division at Dr.A.L.Nair Marg, near Jacob  
Circle, Mumbai

Ref : Your letter dated 8<sup>th</sup> October 2013

Sir,  
The Building Completion Certificate as submitted by you vide your letter  
dated 8<sup>th</sup> October 2013, is hereby accepted.

Yours faithfully,

  
30/11/13  
Executive Engineer  
Building Proposals(City)-II



# Genext Hardware & Parks Private Limited



9<sup>th</sup> May, 2019

To,  
Member Secretary, SEAC-II,  
15<sup>th</sup> Floor, Mantralaya,  
New Administrative Building,  
Mumbai - 400 032

**Subject: Proposed amendment in Environment Clearance for residential complex along with the proposed composite residential building with Municipal Public Parking Lot, at Sub lot bearing C.S.No. 1903,1904,1905, 1/1905, 2/1905 of Byculla division abutting Dr. J.Nair Road and Maulana Azad Road, Jacob Circle, Mahalaaxmi, Mumbai, Maharashtra.**

**Reference: 1. Agenda of 96<sup>th</sup> SEAC-II meeting held on 15.04.2019 (Item No 5)  
2. Consolidated statement w/n 0000001765  
3. SEAC-MINUTES-0000003829**

Sir,

With reference to Minutes of 96<sup>th</sup> SEAC-II meeting of held on 15.04.2019, following are our reply.

Sr. No.	Points	Reply
1	It is noted that representative of PP not submitted authority letter. PP to submit the same along with copy of company resolution.	Authority letter in the form of company's board resolution attached herewith.
2	PP to submit the company merger document	Enclosed deed of assignment for transfer of development rights dated 06.08 2007 from K Raheja Corp Pvt Ltd. To Genext Hardware Parks Pvt. Ltd.
3	PP to submit dated architect certificate addressing to committee regarding building wise construction done on site as per EC accorded in 2006 & 2014.	Enclosed architect certificate

In view of above we request you to consider our proposal in forthcoming SEAC-II meeting.

Thanking you,

Yours faithfully,

**For Genext Hardware & Parks Private Limited**

*N. R. Mehta*

**Nikhil Mehta**

**Encl.: As above.**

Regd. Off. : Raheja Tower,  
Plot No. C-30, Block 'G',  
Next to Bank of Baroda,  
Bandra Kurla Complex,  
Bandra (E), Mumbai-400 051.

Phone : 91-22-2658 4000

Fax : 91-22-2658 4004

Website : [www.krahejagroup.com](http://www.krahejagroup.com)

## Genext Hardware & Parks Private Limited

Regd. Off. Plot No.C-39, Block 'G', Opp. SIDBI, Bandra Kurla Complex,  
Bandra (E), Mumbai - 400 051

Phone : +91-22-2856 4000 Website : www.genextcorp.com



**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF GENEXT HARDWARE & PARKS PRIVATE LIMITED HELD ON APRIL 17, 2019 AT ITS REGISTERED OFFICE.**


### Authority for making applications to various authorities:-

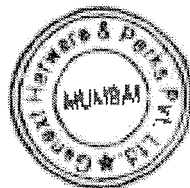
**"RESOLVED THAT** the consent of the Board be and is hereby accorded for making necessary application/s from time to time to Ministry of Environment, Forest & Climate Changes (MoEF & CC), New Delhi, SELAA & SEAC - II, Government of Maharashtra for grant of Environmental Clearance and for amendment in existing EC & Renewal of Environment Clearance and to Maharashtra Pollution Control Board (MPCB) for grant of Consent to Establish/Renewal of Consent to Establish, Consent to Operate/Renewal of Consent to Operate for the buildings to be/being constructed by the Company for the Company's project named "Hindustan Mills" situated at Sub Plot "B" bearing C.S. No. 1903, 1904, 1905, 1/1905, 2/1905 of Byculla, Byculla Division abutting Dr. A.L. Nair Road and Mauts Azad Road, Jacob Circle, Mahalaxmi, Maharashtra (said "Project").

**RESOLVED FURTHER THAT** any one of the Directors of the Company or Authorized Signatories of the Company or Mr. Nikhil Mehta, the Authorized Representative of the Company (hereinafter referred to as 'the Attorney') be and are hereby authorized severally to sign the said application/s and to execute all other related papers, documents, writings, to do all such acts, deeds, matters and things as may be deemed necessary and expedient in this regard for and on behalf of the Company and also authorize to represent the Company, to attend the said matter or any proceedings arising therefrom or connected therewith; to sign, declare, verify, affirm or execute all proceedings, applications, affidavits, declarations, letters, etc.; and to adopt, settle, prosecute, defend and contest any further proceedings arising therefrom, in connection therewith before any Forum, Authority, Tribunal, Courts, to engage Advocates, Solicitors, Counsels, other professionals therein, to sign Vakalatnamas in their favour to act, appear and plead therein for and on behalf of the Company.

**RESOLVED FURTHER THAT** a letter of authorization along with a certified copy of this resolution be issued to Mr. Nikhil Mehta, as the Company's Attorneys under the Common Seal of the Company to be affixed on the said letter of authorization in the presence of any one of the Directors of the Company who shall sign the same in token thereof and the Company does hereby declare that any and all lawful acts, deeds, matters, things and writings which may be done or executed pursuant to this authorization by the said Attorneys on behalf of the Company, shall be good, valid and effectual to all intents and purposes as if done and executed by the Company and the Company hereby assures that the same shall be considered as ratified and confirmed by the Company."

For Genext Hardware & Parks Private Limited

  
Ramesh Valecha  
Director  
DIN: 00389678



Place: Mumbai  
Date: April 22, 2019

CIN : U72100MH2006PT1167261

Branch Off. : Plot No.75,76,85 to 87, CA Plot & Plot No.88 (Durt), EPIP Area, Neza to Satya Sri Hospital Whitesfield, Bengaluru - 560066  
Phone : +91-80-4140 5000 Fax : +91-80-4140 5025



Monday, August 06, 2007  
4:01:05 PM

Original  
नोटणी 39 म.  
महारा. अ. प.

पावती

पावती क्र. : 0856

दिनांक 08/08/2007

पावतीचे नाव पावत्याला

सरकारी खात्याचा अनुक्रमणिका संख्या : 09671 - 2007

दस्तावेजाचा प्रकार वतारनाम रित्या त्याचे अर्थ किंवा कायदा संश्लेषण

भाटन करपासार्थ नाव: विलेपारत हाईवेअर अँड पावेल प्रा लि वे अँडो विलेपे गोपदम अ  
दुकानेला

नोटणी की 30000.00

नफ्यात (अ. 11(1)), पुरविका नवी नफ्यात (अ. 11(2)), 720.00

नफ्यात (अ. 12) व लाभाविपरम (अ. 13) - एकत्रित पत्र (36)

एकूण रु. 30720.00

आपणाला 08/08/2007 4:01:05 PM हा वेळेस मिळेल

DELIVERED  
08/08/07

Handwritten signature and stamp.

बालाच मुल्य: 2262084000 रु. नोंदवज: 2262084000

भारतसे मुद्रांक शुल्क: 22620850 रु.

दस्तावेजाचा प्रकार : सीसी-वतारनामद्वारे;

वेळेचे नोंद व पत्ता: विलेपे गोपदम लि.

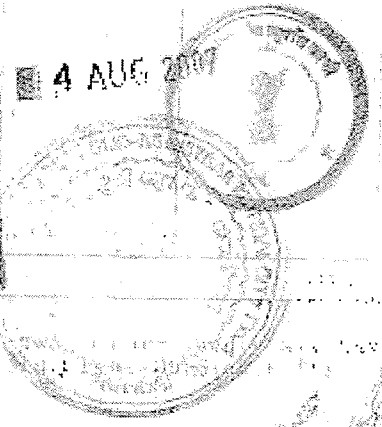
सीसी-वतारनाम क्रमांक: 09671; रक्कम: 30000 रु. दिनांक: 08/08/2007



Account Payable	Invoice No.	Date	Particulars	Amount
	100004	03/07/2007		100000.00
Name : INDIAN OVERSEAS BANK LTD Branch Name : LANDRA (RSD)				

Particulars	Debit	Credit
DELIVERY		100000.00

Handwritten notes in a box:  
 1  
 1  
 1000



Handwritten signature

# RAKESH KUMAR ARCHITECT

Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051 Tel. 2656 4000 Fax 2656 4604

Date: 13/05/2019

To,  
The Member Secretary, SEAC-II  
Environment Department,  
15<sup>th</sup> Floor, Mantralaya,  
Mumbai-400032

Subject : Environment Clearance for amendment in EC for the residential complex along with the proposed composite residential building with a Municipal Public Parking Lot on sub plot B of property bearing CS No 1903, 1904, 1905, 1/1905, 2/1905 of Byculla division abutting Dr. A.L. Nair Road and Maulana Azad Road, Jacob circle, Mahalaxmi by Genext Hardware & Parks Pvt. Ltd.

Reference : 96<sup>th</sup> Meeting of SEAC-II, 15.04.2019 Item No 5 in Agenda (Online Unique Application No 0000001765)

Architect area certificate for area constructed on site as on 13/05/2019

Sr.No	Building Details with configuration as per EC dated 29.09.2014	Floors Constructed Up to	FSI Area in Sq.M.	Non FSI Area in (Sq. M.)	Total BUA in (Sq. M.)
1	Bldg. no 1 (Tower B1,B2,AI i.e. Tower A, B,C) Stilt + 41 Upper floors over two levels of podium	As per EC dated 29.09.2014. (Work Completed)	65,846.16	1,16,639.23	1,82,485.39
2	Bldg. no 2 2 Basements + 2 Parking Floors + Stilt + 44 upper floors	As per EC dated 29.09.2014 (Work Completed)	31,935.02	33,870.88	65,805.90
3	Composite Bldg no 3 Municipal Public Parking lot: 3 Basements (pt) + Ground (pt) + 4 upper floors (pt).  Residential Wing 3 Basements (pt.) + Ground (pt) + Intermediate Parking floor + 4 Parking Floors (pt) + 2 Parking Floors (full) + Stilt + 43 floors	As per EC dated 29.09.2014 (Work Completed)  Work completed as below, 3 Basements (pt.) + Ground (pt) + 4 Parking Floors (pt) + 2 Parking Floors (full) + Stilt	NIL  576.8	65,563.61  29,928.24	65,563.61  30,505.04
<b>Total</b>			<b>98,357.98</b>	<b>2,46,001.96</b>	<b>3,44,359.94</b>

Built up area as per EC dated 29/09/2014 u/n SEAC-2014/CR-35/TC-1 is 3,88,031.81 Sq. M.

Built up area completed on site admeasures 3,44,359.94 Sq. M., which is less than built up area as per EC dated 29/09/2014 u/n SEAC-2014/CR-35/TC-1.

Thanking You,  
Yours faithfully

RAKESH KUMAR  
Architect  
CA/90/13582

Office No. 2, 41 Street  
 P.V. 1108/8/10/03  
 Certificate No. 32(1) (b) of the Bombay  
 Stamp Act, 1956.

Office of the  
 Collector of Stamps  
 Case No. A/1108/103  
 Date 11.8.07

Received from Sri. *[Handwritten Name]*  
 residing at *[Handwritten Address]*  
 stamp duty of Rs. *[Handwritten Amount]*  
 Twenty *[Handwritten]* Rupees only  
 paid under No. *[Handwritten]*  
 Certified under Section 7(1) of the  
 Bombay Stamp Act, 1956 for full duty  
 of Rs. *[Handwritten Amount]*  
 with which this instrument is chargeable has  
 been paid under No. *[Handwritten]*  
 of schedule.

This certificate is subject to the provisions  
 of section 55-A of Bombay Stamp Act, 1956.  
 Place: *[Handwritten]*  
 Date: 11.8.07  
 Collector of Stamps  
 Mumbai



THIS DEED OF ASSIGNMENT FOR TRANSFER OF DEVELOPMENT RIGHTS (This  
 Deed) is executed at Mumbai this 5<sup>th</sup> day of August, 2007

**BETWEEN**

**K. RAHEJA CORP PRIVATE LIMITED**, a company incorporated under the provisions  
 of the Companies Act, 1956 and having its registered office at Construction House "A",  
 24<sup>th</sup> Road, Khar, Mumbai 400 052 hereinafter called "the Original Developer" (which  
 expression shall unless it be repugnant to the context or meaning thereof be deemed to  
 mean and include its successors) of the **ONE PART;**

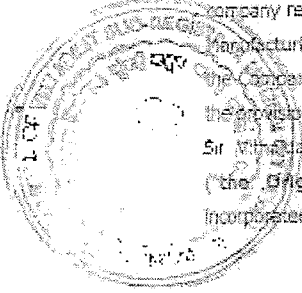
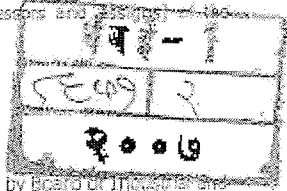
**AND**

**GENEXT HARDWARE & PARKS PRIVATE LIMITED**, a company incorporated under  
 the provisions of the Companies Act, 1956 and having its registered office at  
 Construction House "A", 24<sup>th</sup> Road, Khar, Mumbai 400 052 hereinafter called "the  
 Assignee Developer" (which expression shall unless it be repugnant to the context or  
 meaning thereof be deemed to mean and include its successors and assigns) of the

**OTHER PART;**

**WHEREAS:**

- A. Pursuant to the Rehabilitation Scheme sanctioned by Board of Industrial and  
 Financial Reconstruction ("BIFR") on April 1, 2004 ("the said Sanctioned  
 Scheme"), one, The Hindoostan Spinning And Weaving Mills Limited, a  
 company registered under the Act No. X of 1866 under the name of Indian  
 Manufacturing Company Limited and incorporated under the provisions of  
 the Companies Act, 1913 and thereafter deemed to be incorporated under  
 the provisions of the Companies Act, 1956 and having its registered office at  
 Sir Vithaldas Chambers, 16, Bombay Samartha Marg, Mumbai -400001  
 ("the Original Owner") and Capizon Realty Limited, a company  
 incorporated under the provisions of the Companies Act, 1956 and having







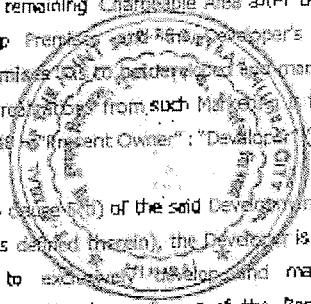
its registered office at Sir Vithaldas Chambers, 15, Bombay Samachar Marg, Mumbai - 400001 ("the Present Owner") have by and under a Development Agreement dated August 24, 2004 (registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE-1 9585/2004) ("the said Development Agreement") read with the Security Trustee Agreement dated 18<sup>th</sup> February 2005 (registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. 5262 of 2005) ("the said Security Trustee Agreement") (the said Development Agreement and the said Security Trustee Agreement are hereinafter collectively called "the Agreements"), inter-alia, granted to the Developer, development rights in respect of the "the Developable Land" admeasuring 60054.83 sq. mtrs. (as described in the said Security Trustee Agreement and in the Schedule hereunder written and demarcated in Red Colour Boundary Lines on the Plan hereto annexed and marked Annexure "A") on the terms and conditions more particularly contained therein. The development of the Developable Land as envisaged in the said Agreements is also known as and hereinafter referred to as the "Mahalaxmi Project". The capitalized terms referred herein but not defined shall have the same meaning as ascribed to them under the Agreements.



As per the Agreements, the aggregate Chargeable Area as available for development on the Developable Land has been divided in the following manner:

- (i) an area admeasuring 379741 square feet Chargeable Area ("Debt Asset Swap Premises") is swapped by the Debt Asset Swap Bank (as defined in the said Agreements) as provided in the said Agreements and the same is to be constructed by the Developer and on completion is to be handed over to the Debt Asset Swap Banks;
- (ii) The Developer is entitled to develop and market on its own account and for its own benefit an area 353530 sq. ft. Chargeable Area ("the Developer's Premises") together with all other rights under the said Agreements;
- (iii) The remaining Chargeable Area after deduction of the Debt Asset Swap Premises and the Developer's Premises ("the Residual Premises") is to be developed and marketed by the Developer and the proceeds from such Marketing are to be distributed in the ratio 52:48 Present Owner : Developer ("Agreed Ratio").

Pursuant to clause (iii) of the said Development Agreement, to recover the Advance (as defined therein), the Developer is entitled to and vested with the right to develop and market Chargeable Area of approximately 197206 sq. ft. out of the Residual Premises ("Adjusted Residual Premises") together with all other rights under the said Deeds read with the said Agreements, which has been confirmed under the Deed in respect of the Adjusted Residual Premises dated 28<sup>th</sup> February 2007,



1	1
2	3
3	19



registered with the Sub-Registrar of Assurances at Bombay under Sr. No. 8275/ 2007 read with the Deed of Rectification dated 25<sup>th</sup> July 2007 registered with the Sub-Registrar of Assurances at Bombay under Sr. No. 8276 / 2007 and executed between the Developer, the Owner and the Present Owner.

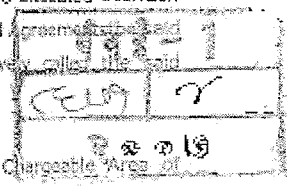
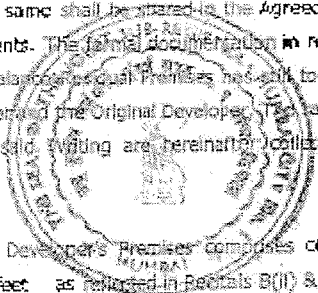
D. Further, the Developer has also purchased and acquired rights of IDB under the said Agreements in respect of the Developable Land viz. the IDB Premises being the Premises (out of the Debt Asset Swap Premises) equivalent to 74432 square feet Chargeable Area together with all other rights under the said Deeds read with the said Agreements, which acquisition has been confirmed under the Deed dated 26/2/07 registered with the Sub-Registrar of Assurances at Bombay under Sr. No. 8275/2007.

The Deed dated 26<sup>th</sup> February 2007 read with the Deed of Rectification dated 25<sup>th</sup> July 2007 in respect of the Adjusted Residual Premises and the Adjusted Residual Portion and the Deed dated 26/2/07 in respect of the IDB Premises and the IDB Portion are hereinafter collectively referred to as the "said Deeds".



E. The Present Owner and the Original Developer have on 26<sup>th</sup> February 2007 agreed (the said Writing) and the same is recorded in the letter of even date, that, instead of the Original Developer Marketing the existing Balance Residual Premises (as per the existing FSI available in respect of the Developable Land) of 1,60,954 sq. ft. (Chargeable Area) and thereafter sharing such Realisations in the Agreed Ratio as recited in Recital B(II) hereinabove, to divide such existing Balance Residual Premises in accordance with the Agreed Ratio i. e. 63696 square feet. Chargeable Area to the Present Owner and 77,258 sq. ft. Chargeable Area to the Original Developer ("Developers Share in the existing Balance Residual Premises") together with all other rights under the said letter read with the said Agreements. The Present Owner and the Original Developer have also confirmed that all future FSI that will be available in respect of the said Developable Land shall be constructed by the Original Developer and the realization of the same shall be shared in the Agreed Ratio, as provided in the said Agreements. The said documentation in respect of such sharing of the existing Balance Residual Premises has still to be executed between the Present Owner and the Original Developer. The said Agreements and Deeds and the said Writing are hereinafter collectively called the said Documents.

F. Accordingly, the Developer's Premises comprises of Chargeable Area of 6,22,168 square feet as mentioned in Recitals B(II) & C & D above together with the right to construct and exclusively market 77,258 sq. ft. Chargeable





Area being the Developers Share in the existing Balance Residual Premises as recited in Recital E hereinabove together with all other rights under the said Documents.

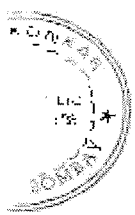
G. The Assignee Developer has offered to the Original Developer to acquire the entire development rights (including to exclusively develop and market the Developers Premises together with all the obligations of the Original Developer under the said Agreements and the said Deeds and the afore-recited Letter dated 26<sup>th</sup> February 2007 and the below-recited said UCC Letters (hereinafter collectively referred to as the "said Rights and Obligations"), at or for the consideration and the terms and conditions herein contained and the Original Developer has agreed to assign the same to the Assignee Developer in the manner and on the terms and conditions hereinbelow recorded.



II. The Debt Asset Banks originally comprised of ICICI Bank Limited, Union Bank of India, UCO Bank, Punjab National Bank, One, Reliance India Limited has informed the Original Developer that it has acquired from ICICI Bank the ICICI Premises being a portion of the DAS Premises. One, Himani Properties Pvt. Ltd. has informed the Original Developer that it has acquired from UCO Bank the UCO Premises being a portion of the DAS Premises. One, A to Z Broking Services Private Limited has informed the Original Developer that it has acquired from Punjab National Bank, 3390 sq. ft. Chargeable Area of the PNB Premises being a portion of the DAS Premises. Kamal Agri Properties Private Limited has informed the Original Developer that it has acquired from Punjab National Bank, 3390 sq. ft. Chargeable Area of the PNB Premises being a portion of the DAS Premises. By virtue of the aforesaid, Reliance India Limited, Himani Properties Pvt. Ltd. A to Z Broking Services Private Limited and Kamal Agri Properties Private Limited have purchased and acquired, ICICI Premises, UCO Premises and PNB Premises and the balance portion of PNB Premises, respectively.

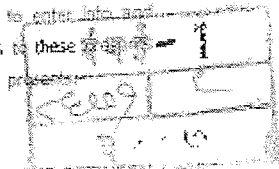
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I. The parties had agreed that the consent of the Original Owner/ Present Owner and Debt Asset Swap Bank/ Institutions obtained prior to the assignment as envisaged hereunder. The Original Developer has addressed letters to ICICI, UCO and PNB regarding the transfer of the respective rights pertaining to ICICI Premises, UCO Premises and PNB Premises as aforesaid. By and under a letter dated 26<sup>th</sup> February 2007, the Original Owner and the Present Owner, have granted their no objection for the assignment of the Original Developers rights and obligations under the said Agreements and the afore-recited letter dated 26<sup>th</sup> February 2007 to the Assignee Developer in the manner and on the terms as stated therein. Accordingly, on account of the herein recited acquisitions, Reliance India Limited, Himani Properties Pvt. Ltd., A to Z Broking Services Private Limited



and Kamal Agri Properties Private Limited, have each issued letters dated 5<sup>th</sup> June 2007, 5<sup>th</sup> June 2007, 23<sup>rd</sup> April 2007 and 18<sup>th</sup> June 2007 respectively granting their no objection for the assignment and transfer of the Original Developers obligation under the said Agreements to construct and hand over the Debt Asset Swap Premises to the respective Debt Asset Swap Bank on the terms and conditions contained therein. By and under its letter dated 28<sup>th</sup> June 2007 Union Bank has granted its no objection for the assignment and transfer of the Original Developers obligation under the said Agreements to construct and hand over the UBI Premises to Union Bank on the terms and conditions contained therein. (The NOC letter dated 26<sup>th</sup> February 2007, the NOC Letters dated 5<sup>th</sup> June 2007, 5<sup>th</sup> June 2007, 23<sup>rd</sup> April 2007 and 18<sup>th</sup> June 2007 and the NOC Letter dated 28<sup>th</sup> June 2007 are hereinafter collectively referred to as "the said NOC Letters")

1. Each of the Parties hereto confirm and declare that they have the necessary authority and power and also the requisite approval to enter into and execute these presents and that each of the signatories to these presents are duly constituted and fully authorised to execute these presents.



NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

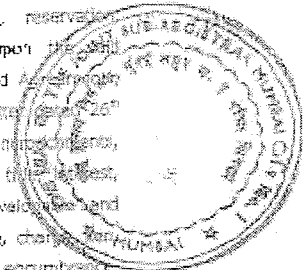
1. DEFINITIONS: The under mentioned expression shall have the under mentioned meaning in addition to the definitions set out in the recitals aforesaid and elsewhere in this Agreement:

- (a) "AGREEMENT/S" shall mean and include any deeds, documents, writings, Letters of Allocation, Letters of Reservation, Memoranda of Understanding, Letters of Intent, Arrangements under any statute or scheme for disposal, transfer, Marketing, Sale or alienation of the Developers Premises / future Residual Premises / Developable Land or parts thereof including lease/Sub-Lease/ Leave and License/ Business Centre etc.
- (b) "ASSOCIATION" shall mean and include any body corporate, company, condominium, Association of Persons, or any other body of persons of the Premises as may be formed by the Assignee Developer in accordance with law.
- (c) "Debt Asset Swap Bank" shall mean and include its assigns/nominees, as provided in the said Agreements.
- (d) "MARKETING" (and all its derivatives) shall mean and include the fixation and receipt of price, and ownership basis, outright sale, granting of lease, granting of leave and license, granting of occupation as a business centre or any other method of disposal, transfer or alienation of Premises as may be from time to time be decided by the Assignee Developer in respect of the Developers Premises and the "future

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Agreements, the said Deeds, the said NDC Letters and the afore-recited Letter dated 26<sup>th</sup> February 2007 and the Original Developer confirms that, to the best of its knowledge, the Present Owner has not done any act of commission or omission which prejudicially affects the representations of the Present Owner (under the said Agreements, the said Deeds and the afore-recited Letter dated 26<sup>th</sup> February 2007) or the said Agreements or the said Deeds or the afore-recited Letter dated 26<sup>th</sup> February 2007 or the said Development Rights.

7. The Original Developer doth hereby further declares, represents and warrants to the Assignee Developer that (subject to the said Agreements, the said Deeds, the said NDC Letters and the afore-recited Letter dated 26<sup>th</sup> February 2007) the Original Developer is absolutely and fully entitled to develop the said Developable Land and has exclusive, irrevocable and uninterrupted development rights with respect to the said Developable Land and has an irrevocable license to enter the said Developable Land under the said Agreements and the Original Developer has not done any act of commission or omission which prejudicially affects the said Development Rights and that the title of the Original Developer to the said Development Rights is clear and marketable and free from all encumbrances and there is no li-pendens, litigation, attachment, acquisition, reservation, prohibitory order, notice of any nature whatsoever in or upon the said Development Rights and (save and except as disclosed in the said Agreements, the said Deeds, the said NDC Letters and the afore-recited Letter dated 26<sup>th</sup> February 2007) nobody either as a co-owner, partner, tenant, endorser, lessee, trespasser, occupants, or otherwise howsoever has any right, title, interest, claim or demand of any nature whatever in to or upon the said Developable Land or any part thereof including by way of sale, agreement for sale, charge, mortgage, p.f. trust, lease, sub-lease, license, tenancy, easement, encumbrance, or otherwise howsoever and there are no outstanding Developable Land taxes, income tax dues, rates, duties, cesses, levies including non agricultural assessments, assessments, water charges, electricity charges or any other amount due and payable to any authority in respect of the said Developable Land and the Original Developer has good right, full power and absolute authority to assign and transfer the said Development Rights (including all said obligations) to the Assignee Developer, as envisaged herein, and has not done any act of commission or omission whereby its said Development Rights is in any manner prejudicially affected and that the said Agreements, the said Deeds and the afore-recited Letter dated 26<sup>th</sup> February 2007 and the said NDC Letters are valid and subsisting and the Original Developer has not received any notice from the Present Owner, the Original Owner, the Debt Asset Swap Banks, Reliance India Limited, Himani Properties Pvt. Ltd, A to Z Banking Services Private Limited, Kamal Agri Properties Private Limited and NCD Banks for breach of any terms and conditions of the said Agreements. The Original Developer has not omitted to disclose to the Assignee Developer any material fact, in respect of



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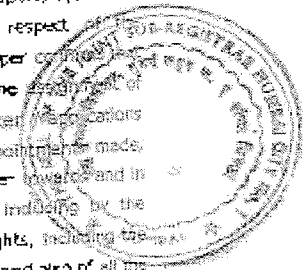
the said Developable Land, which is within the knowledge of the Original Developer.

8. The Original Developer has not done and in future shall not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the rights and the said obligations of the Assignee Developer under the said Agreements, the said Deeds, the afore-mentioned Letter dated 26<sup>th</sup> February 2007, the said NOC Letters and the Deed are prejudicially affected.

9. On the execution hereof, the Assignee Developer shall, entirely at its risk, responsibility, costs, charges and expenses, be absolutely, fully, exclusively, freely and without any interruption from the Original Developer, entitled to enter upon the said Developable Land, and exercise the said Development Rights and develop the said Developable Land as per the terms and conditions contained in the said Agreements, the said Deeds, the afore-mentioned Letter dated 26<sup>th</sup> February 2007 and the said NOC Letters and carry out all the obligations towards Union Bank of India, Reliance Infra Limited, Himani Properties Pvt. Ltd. & to Z Booking Services Private Limited and Kamal Agri Properties Private Limited, the Original Owner and the Present Owner and the Original Developer shall operate and execute all such necessary deeds, documents and writings as and when called upon by the Assignee Developer so as to enable the Assignee Developer to deal with the said Developable Land and develop the said Developable Land and market the Developers Premises and the future Residual Premises as provided in the said Agreements, the said Deeds, the afore-mentioned letter dated 26<sup>th</sup> February 2007 and the said NOC Letters.

10. The Original Developer has represented that subsequent to the grant of Development Rights, the Original Developer has undertaken various steps in respect of the said Developable Land and the Assignee Developer hereby confirms that it has verified all the applications, documents, papers, approvals, orders, etc. made/received by the Original Developer in respect of development of the said Developable Land. The Original Developer on the assignment of the said Development Rights shall include the benefit of the benefit arising out of all the steps taken / works undertaken / applications filed / approvals and orders received, contracts entered, appointments made, etc. by the Original Owner / Present Owner / Original Developer and in respect of the development of the said Developable Land including by the Original Developer in the exercise of the said Development Rights, including the benefit of the various approvals, appointment of architects etc. and also of all the obligations and liabilities thereunder incurred upto the date hereof. The Original Developer shall not be entitled to any additional monies or reimbursement of any costs, charges and expenses in respect of the same and the consideration received hereunder shall be deemed to be inclusive of all such costs, charges

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Residual Premises to be constructed on the Developable Land and in respect of the Developable Land or parts thereof to the Prospective Purchaser and to execute Agreements in respect of such Marketing and to receive and accept the Realisations on account of such Marketing and give full and effectual discharge for the payments received and to execute such Agreements and receipts in respect thereof subject to the provisions of the said Agreements. The expression "Marketing" shall also mean and include the expression "Promote".

(e) "PREMISES" shall mean and include all the flats/dwelling units/floor area/ units / apartments / any saleable / buildings / transferable area or right in the buildings to be constructed by the Assignee Developer on the said Developable land under these presents including proportionate car parking and common areas and amenities etc.

(f) "PROSPECTIVE PURCHASER" shall mean and include a person/ company/ partnership/ body corporate/ firm / trusts/ Financial Institution/ identified by the Assignee Developer, who has or will be entering into an Agreement in respect of such Marketed premises, on the Marketing of the Developers Premises and the future Residual Premises.

(g) "REALISATIONS" (with all its derivatives and cognate expressions) shall mean and include the gross sale price, gross amount of deposit and/or premium on the granting of lease/sub-lease/ License or business centre or any other basis, the gross Rent, gross license fee/compensation or any other gross amount by whatever name called that may be received/ receivable by the Assignee Developer from the Prospective Purchaser on the Marketing of the Developers Premises and the share of the Assignee Developer on the Marketing of the "Future Residual Premises". It is clarified that amounts such as Association Deposits, Residual Maintenance charges, Residual Security charges and other accountable charges of such nature shall not be included in the terms of "Realisation" and the Assignee Developer shall collect such charges separately from the Prospective Purchaser and maintain a separate register for the collection and receipt of the same. It is further clarified that monies expended by the Assignee Developer on the Marketing and advertising of the Developers' Premises and the "Future Residual Premises" are not deductible from the Realisations.

"Words" / "Phrases" / "expressions" unless defined herein specifically shall be the same as defined in the said Agreements. The said Documents and the afore-referred letter dated 20/08/2007 and the said letters.

2. Pursuant to the aforesaid agreement and in consideration agreed to be paid to the Original Developer in the manner provided in Clause 4 hereinbelow, the Original Developer hereby grants and assigns to the Assignee Developer, all the benefits and all the said obligations (i.e. obligations under the said Agreements

and the said Deeds and the afore-rected Letter dated 26<sup>th</sup> February 2007 and the said NOC Letters), including the said Development Rights as set out in Clauses 3 & 4 of the said Development Agreement in respect of the said Developable Land together with all other rights under the said Documents including specifically (i) the right to exclusively develop and market the Developers Premises aggregating to 6,93,426 square feet Chargeable Area together with all other rights under the said Documents, on its own account and for its own benefit (ii) the obligation to construct and hand over the Debt Asset Swap Premises to the transferee of the respective Debt Asset Swap Bank (iii) the obligation to construct and handover the Present Owners share in the existing Balance Residual Premises and (iv) the obligation to construct and market the future Residual Premises and share the realisations in respect of the future Residual Premises, if any, that may be available for development, in the manner as provided in the said Agreements and the Assignee Developer has agreed to accept the assignment and transfer of the same for the consideration in the manner and on the terms and conditions herein contained.

3. On the execution of hereof, the Assignee Developer has deposited and shall keep deposited with the Original Developer, a sum of Rs.50,00,00,000/- (Rupees fifty Crores Only) as and by way interest free refundable security deposit ("the Security Deposit"), as and by way of security for the performance of the obligations of the Assignee Developer under the said Agreements, the said Deeds, the said NOC Letters and the afore-rected Letter dated 26<sup>th</sup> February 2007 and as envisaged herein.

4. (a) In consideration of the assignment as contemplated herein and all the benefit and all the obligations under the said Agreements, the said Deeds, the said NOC Letters and the afore-rected Letter dated 26<sup>th</sup> February 2007 as provided in clause 2 above by the Original Developer to the Assignee Developer, the Assignee Developer shall pay to the Original Developer an amount equivalent to the (i) 15% (Fifteen percent) of all such "Realizations" received / receivable by the Assignee Developer, from the Marketing of the Developers Frontiers and Future Residual Premises and the Premises specified in clause 2 of the hereabove; and (ii) the Unmarketed Premises, if any, coming to the share of the Original Developer.

(b) It is clarified that the full Realizations from the Marketing of the Developers Premises and from the Developers Share in the Marketing of the future Residual Premises, shall belong to the Assignee Developer on its own account and its own benefit and the Assignee Developer shall issue full receipt to the Prospective Purchaser in respect of the same (It is agreed by and between the parties hereto that in the first instance, the consideration to be paid by the Assignee Developer to the Original Developer being the amount equivalent to 15% of the



Realisations payable by the Assignee Developer to the Original Developer as aforesaid, shall first be adjusted and appropriated by the Assignee Developer and the Original Developer against the Security Deposit till the Security Deposit is completely adjusted and appropriated. Once the Security Deposit is completely adjusted and appropriated, then all further Realisations shall be received by the Assignee Developer in the following manner :

(i) 15% of the Realisations payable by the Assignee Developer to the Original Developer as aforesaid, shall be collected by the Assignee Developer for and on behalf of the Original Developer from the Prospective Purchaser by way of a separate cheque / pay order issued in the name of the "Original Developer" and such cheque/pay order shall be forthwith, without demur, handed over by the Assignee Developer to the Original Developer. The Assignee Developer shall issue receipts to the Prospective Purchaser in respect of the same;

(ii) the balance 85% (Eighty Five percent) of all such Realisations shall be received by the Assignee Developer from the Prospective Purchaser by way of a cheque/pay order to be issued in the name of the Assignee Developer.

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5. On the execution hereof :

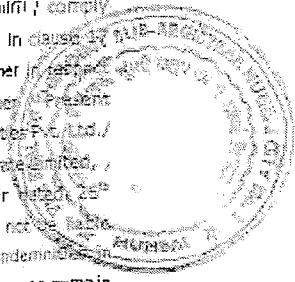
- (A) The Original Developer has assigned its irrevocable leasehold interest in the Developable Land to the Assignee Developer.
- (B) The Original Developer has executed irrevocable substituted powers of attorney in favour of the Assignee Developer in respect of each power of attorney (listed in Annexure "B" hereto) received by the Original Developer from the Original Owner and Present Owner.
- (C) The Original Developer has handed over to the Assignee Developer all the original documents (including the said Agreements, Deeds, NOC letters etc.), writings, contracts, correspondence, undertakings, applications, orders, permissions, approvals of all the Public/Statutory Authorities/Bodies/Institutions and revenue records relating to the said Developable Land including all the original powers of attorney received by the Original Developer from the Original Owner and Present Owner.
- (D) The Original Developer and the Assignee Developer have intimated the Original Owner, the Present Owner and the Security Trustee about the completion of the assignment as contemplated herein.
- (E) The Original Developer shall and will from time to time and at all times hereafter, at the costs, charges and expenses of the Assignee Developer, execute such deeds, documents and writings and do such acts, deeds, things and assurances as may be required by the Assignee Developer in respect of the assignment as contemplated herein herein provided.

6. The Original Developer doth hereby confirm that save and except the formal title of the Present Owner to the said Developable Land, the Original Developer is fully entitled to develop the said Developable Land subject to the said

and expenses, monies expended by the Original Developer on 10<sup>th</sup> October 2006 in respect of the said developable Land. However, the Assignee Developer shall be liable to reimburse the costs, charges and expenses incurred by the Original Developer in exercise of the development rights, on and from 10<sup>th</sup> October 2006 till date. It is further agreed that any refund of the amount of Staircase Premium or any other refundable deposit paid by the Original Developer in respect of the development of the said Developable Land, which has been paid/deposited by the Original Developer prior to 10<sup>th</sup> October 2006 shall belong to the Original Developer and refund of any such amount paid by the Original Developer subsequent to 10<sup>th</sup> October 2006 shall belong to the Assignee Developer and accordingly if the Assignee Developer receives the refundable deposit which pertains to a period prior to 10<sup>th</sup> October 2006, then the Assignee Developer shall refund the same to the Original Developer and if the Original Developer receives the refundable deposit which pertains to a period subsequent to 10<sup>th</sup> October 2006, then the Original Developer shall refund the same to the Assignee Developer.

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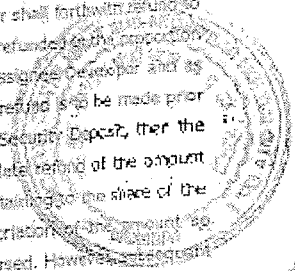
11. The Assignee Developer has represented to and assured the Original Developer that the Assignee Developer shall be responsible and entitled to obtain of the necessary approvals, permissions, consents, no objections from the relevant authorities for the development of the said Developable Land and in exercise of the said Development Rights entirely at its own risk, responsibility, cost, charges and expenses, including payment of any premiums etc. Neither the Original Developer nor the Original Owner / Present Owner shall in any manner whatsoever be responsible or liable for the development of the said Developable Land and for any consequences or implications thereof and/or for any matter concerning or regarding the development / Marketing of the said Developable Land. The Assignee Developer also hereby agrees, declares and confirms that it shall, at its own, risk, responsibility, costs, charges and expenses, fulfil / comply with / undertake all the said obligations, save and except as stated in clause 10 hereinafter, then agreed to be undertaken by the Original Developer in respect of the said Developable Land and/or towards the Original Owner / Present Owner / Union Bank of India / Reliance India Limited / Himani Properties Pvt. Ltd. / A to Z Holding Services Private Limited / Kamal Agri Properties Private Limited, under the said Agreements/said Deeds/ the afore-quoted Letter dated 25<sup>th</sup> February 2007/said NOC Letters, and the Original Developer shall not be liable for the same. The Assignee Developer has executed appropriate indemnities in favour of the Original Developer. The Original Developer shall however remain liable under the indemnities issued by it in favour of the Original Owner / Present Owner for the period from the date of execution of the aforesaid Development Agreement on the date hereof and from the date hereof for such indemnities, the Assignee Developer shall be liable to the Original Owner / Present Owner under the indemnities issued by the Original Developer in favour of the Original Owner / Present Owner.



12. The Assignee Developer agrees, confirms, declares and covenants that it shall maintain a proper register recording therein full particulars of the Marketing of the Developers Premises and the future Residual Premises, including the date of Agreement, names and full addresses of the Prospective Purchaser, the consideration, paid and/or payable dates of payment and amount of instalments, if any, date of receipt of instalments, delays/ defaults, if any and interest charged and/or received if any, refunds / repayments received, if any and shall give full, free and complete inspection of the same as and when required by the Original Developer on reasonable notice of at least two working days. The Assignee Developer shall furnish to the Original Developer, on the 15<sup>th</sup> day of every month the extract of the aforesaid register duly certified by the Developer as "True Copy" alongwith the certified copy of the Agreement/s executed with the Prospective Purchaser of the Developers Premises and the future Residual Premises. The Assignee Developer shall give clarifications relating to the progress of the development of the said Developable Land and the marketing of the Developers Premises and the future Residual Premises as may be sought by the Original Developer.

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13. The parties agree, declare, confirm and covenant that in the event the Agreement with any Prospective Purchaser of the Developers Premises or the future Residual Premises is lawfully terminated by the Assignee Developer / Prospective Purchaser and the Assignee Developer and the Original Developer are required to refund (in accordance with the terms and conditions of such Agreement/termination) to such Prospective Purchaser the consideration or any part thereof received from such Prospective Purchaser under such Agreement, then the Assignee Developer and the Original Developer shall forthwith refund to such Prospective Purchaser the amount required to be refunded in the proportion of 15% by the Original Developer and 85% by the Assignee Developer and as received by them. It is clarified that in the event such refund is to be made prior to the complete adjustment and appropriation of the Security Deposit, then the Assignee Developer shall be liable to make the complete refund of the amount required to be refunded (that is including amount pertaining to the share of the Original Developer) and the adjustment and appropriation of the amount so refunded against the Security Deposit shall stand reversed. However, in the event of complete adjustment and appropriation of the Security Deposit as provided hereinabove, the amount required to be refunded shall be refunded in the proportion of 15% by the Original Developer and 85% by the Assignee Developer and as received by them. It is clarified by the parties hereto, that other than on account of adjustment and appropriation, as provided herein, the Security Deposit shall not stand reduced below the said sum of Rs.90 Crores.



14. It is hereby agreed by and between the parties hereto that the Assignee Developer has undertaken and shall market the Developer's Premises and the

future Residual Premises, from time to time, and shall do the same at the fair price as prevalent at the time of such Marketing.

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15. (a) It is hereby agreed by and between the parties hereto, that, in lieu of the said 15% Realisations payable by the Assignee Developer to the Original Developer under Clause 4 hereinabove, if any of the "Developers Premises" or "Premises coming to the share of the Developer in the future Residual Premises" have not been Marketed and/or are unsold (hereinafter collectively referred to as "Unmarketed Premises") at the time of expiry of the period of 5 years from the date hereof or when all the Buildings in which the Developers Premises or Future Residual Premises are contained are completed, then on such date, (i) 15% of the Unmarketed Premises shall vest and belong solely and exclusively to the Original Developer and the Original Developer shall be solely entitled to deal with the same as it so desires without any reference to the Assignee Developer and on its own account and its own benefit, but subject to the Any lease/license agreements then existing and (ii) 85% of the Unmarketed Premises shall vest and belong solely and exclusively to the Assignee Developer and the Assignee Developer shall be solely entitled to deal with the same as it so desires without any reference to the Original Developer and on its own account and its own benefit but subject to the any lease/license agreements then existing. The actual division and demarcation of the Unmarketed Premises, in keeping with the same, aforesaid shall be done in an equitable manner, such that, only complete "Flats/Apartments/Units/Car Parking Spaces" are divided and vested in each of the parties in the aforesaid proportion. If an implementation of this clause, it results in some "Flats/Apartments/Units/Car Parking Spaces" remaining balance (as they would otherwise have to be divided into two portions to effectuate the division), then instead of dividing such Flats/Apartments/Units/Car Parking Spaces in the aforesaid proportion, appropriate accounting / payment at a fair price prevalent at the relevant time shall be made between the parties for the same, so that effectually the principle underlying the provision contained in this clause is adequately fulfilled and adhered to. The Assignee Developer shall execute such necessary agreement, deeds, documents and writings for effectual transfer of the Unmarketed Premises contemplated herein (as may be required) in favour of the Original Developer (its nominee). Any stamp duty or registration charges, payable on the instrument of transfer, of the Unmarketed Premises, by the Assignee Developer to the Original Developer or its nominee pursuant to this clause shall be borne and paid by the Original Developer or its nominee. Any stamp duty or registration charges, payable on the instrument of assignment / transfer of the undivided portion of the Unmarketed Premises, shall be borne and paid by the Original Developer or the Assignee Developer, equivalent to the stamp duty or registration charges, payable on the instrument of assignment / transfer of the undivided portion of the Unmarketed Premises pursuant to this clause, shall be borne and paid by the Original Developer / Assignee Developer or their respective nominees, as the case may be.

(b) the parties hereto agree that in the event any Premises remain unconstructed (whether on utilisation of existing FSI or future FSI) on the expiry of 5 years from the date hereof, then all the relevant provisions of this Deed shall apply to such Unconstructed Premises upon the same being constructed.

16. Notwithstanding the assignment as envisaged herein, it is agreed between the Original Developer and the Assignee Developer that the obligation of the Original Developer to pay any amount to the Debt Asset Swap banks under the circumstances as stated in clause 32 (e), (f) & (g) of the Development Agreement and/or to the NCD Banks under the circumstances as stated in clause 23 of the Development Agreement, shall be continued to be of the Original Developer, subject to the rights of the Original Developer under the said Agreements and the correspondence / documents exchanged between the parties to the said Agreements/their assigns. The Assignee Developer hereby agrees to indemnify and keeps indemnified the Original Developer in respect of any payments required to be made by the Original Developer to the NCD Banks/ Union Bank of India/ Reliance India Limited, Hmami Properties Pvt. Ltd, A to Z Broking Services Private Limited and Kamal Agri Properties Private Limited, under Clauses 23 or 32 (f) / 32 (g) of the Development Agreement. It is clarified that the Assignee Developer shall not indemnify the Original Developer against the payment of interest obligation as provided in clause 32(e) of the Development Agreement.

17. The Assignee Developer agrees to indemnify and keep indemnified and save harmless the Original Owner / Present Owner and the Original Developer (their respective directors and employees (existing and those in the future), from and against any and all actions, suits, claims, proceedings, costs, damages and expenses (collectively, "losses") relating to or arising out of -

(a) From and against all losses, damages or consequences arising out of the implementation of this Deed/ said Agreements and/or consequential, incidental or pursuant to the same and against any act of commission or omission in pursuance of the said Agreements, the said Deeds, the afore-referenced letter dated 26<sup>th</sup> February, 2007 and the said NCD Letters by the Assignee Developer;

(b) From and against all claims, demands, actions, suits, litigation and proceedings of every nature by government agencies, regulatory authorities or otherwise relating to and/or arising out of the said Developable Land and/or the said Agreements, the said Deeds, the afore-referenced letter dated 26<sup>th</sup> February, 2007 and the said NCD Letters, which the Original Owner / Present Owner, Original Developer, their respective directors and employees (existing and those in the future) may face or suffer or to which they may be made a party to;

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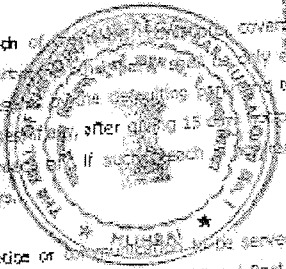
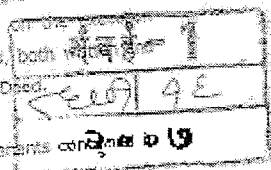
- (c) From and against any contravention by the Assignee/Developer of any law, rules, regulations, conditions, stipulations etc. of any statutory or regulatory agency or otherwise;
- (d) And generally from and against all losses, penalties, damages, costs, charges and expenses, which the Original Owner / Present Owner /Original Developer, their respective directors and employees (existing and those in the future) may directly or indirectly incur, suffer or face in that regard.
- (e) The Assignee/ Developer has handed over to the Original Developer an indemnity in favour of the Original Owner / Present Owner / Original Developer indemnifying the Original Owner / Present Owner / Original Developer as hereinabove provided.

18. Nothing contained in this Deed shall be deemed to constitute a partnership or a joint venture or association of persons between the parties hereto. It is hereby agreed and declared that each of the parties has undertaken obligations and has rights specified hereinabove on their own account and on principal to principal basis and not on behalf of, or on account of or as agent of any of them, or of anyone else. It is hereby clarified and confirmed that the Present Owner shall continue to be the owner of the said Developable Land and the Debt Asset Swap Premises and the Assignee/Developer shall be "owner" of the Residual Premises (existing and future, however subject to the terms of the afore-referred letter dated 26<sup>th</sup> February 2007 in respect of the Owners Share in the existing Balance Residual Premises) and the Developer Premises till such time the said Developable Land and the Debt Asset Swap Premises, Residual Premises (existing and in future) and Developer Premises (or parts thereof) as the case may be, are conveyed (by a proper deed/s of conveyance/assignment/ Deed of Apartment / Transfer) to the Prospective Purchasers/Association.

19. The parties confirm that this Deed constitutes the entire agreement between them with respect to the subject matter hereof and shall on the date of its execution supersede all prior understandings and negotiations, both written and oral, between them with respect to the subject matter of this Deed.

20. In the event of any breach of any of the covenants contained in these presents by any party, the party in breach shall be deemed to forfeit the performance of these presents and shall be liable to pay to the other party costs, charges and expenses incurred by the other party in claiming damages, and to remedy such breach, after giving 15 days notice to the defaulting party to remedy such breach. If such breach is not remedied within the aforesaid period of 15 days, the other party shall be entitled to sue for damages.

21. It is agreed that any notice or communication to be served upon any of the parties to these presents shall be given by Registered Post, A.C. / Speed Post A.C. / Courier at the address given in these presents.



22. All disputes, claims and questions whatsoever which may arise during the development of the said Developable Land between the parties hereto touching or relating to or arising out of these presents or as to any act of commission or omission of any party or as to any other matter in anyway relating to these presents shall be referred to the arbitration of a Sole Arbitrator, If mutually agreed upon by the parties or to three Arbitrators, one to be appointed by each party to the dispute and the two appointed arbitrators shall appoint the third arbitrator. Such arbitration shall be held in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The Arbitration proceedings shall be held in Mumbai.

23. The Stamp duty and registration charges, payable on this Deed of Assignment, Substituted Powers of Attorney and any other deed, writing or document incidental thereto to be executed in favour of the Assignee Developer shall be borne and paid by Assignee Developer. Each party shall bear its respective Advocates fees.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this Deed on the day, month and year first hereinabove written.

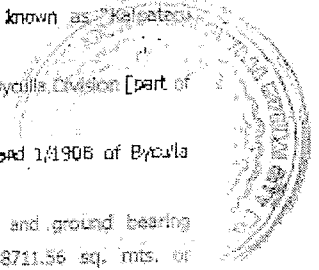
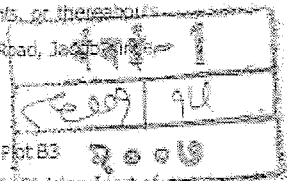
**SCHEDULE**

FIRSTLY: All that piece or parcels of freehold land and ground bearing Cadastral Survey No.1903 (part) of Byculla Division admeasuring 1192.35 sq. mts. or thereabouts inclusive of proposed set back area lying and being at Maulana Azad Road, Jacob Circle, Mumbai in the registration District of Mumbai and bounded as follows:-

- On or towards the East : By Maulana Azad Road & Sub-Plot B3
- On or towards the West : By C. S. No.1903 (pt) of Byculla Division (part of SUB-PLOT "A") (Building known as "Kalestori Heights") & Sub-Plot B3
- On or towards the North : By C. S. No.1904 (pt) of Byculla Division [part of SUB-PLOT "B"]
- On or towards the South : By C.S. Nos.1907, 1908 and 1/1908 of Byculla Division

SECONDLY: All that piece or parcels of freehold land and ground bearing Cadastral Survey No.1905 of Byculla Division admeasuring 38711.56 sq. mts. or thereabouts inclusive of proposed set back area situated at Sane Guruji Marg and Maulana Azad Road, Jacob Circle, Mumbai in the registration District of Mumbai and bounded as follows:-

- On or towards the East : partly By Maulana Azad Road and C.S. No.1906 of Byculla Division
- On or towards the West : Partly by Sane Guruji Marg and C.S. No. 2/1995 of Byculla Division [part of SUB-PLOT "B"]



On or towards the North : By C. S. No. 1910  
 On or towards the South : Partly by C.S. No.1906 and by CS No.1904 (pt) and 1/1905 both of Byculla Division [part of SUB-PLOT "B"]

★ THIRDLY: All that piece or parcels of freehold land and ground bearing Cadastral Survey No.1/1905 of Byculla Division admeasuring 210.70 sq. mts. or thereabouts situated, lying at Jacob Circle, Mumbai in the registration District of Mumbai and bounded as follows:-

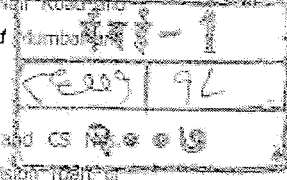
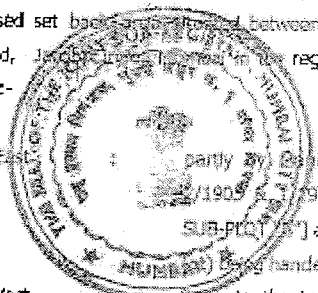
On or towards the East : By C.S. No.1905 of Byculla Division [part of SUB-PLOT "B"]  
 On or towards the West : By C.S. No.1904(pt) of Byculla Division [part of SUB-PLOT "B"]  
 On or towards the North : Partly by C. S. No.1925 and C.S. No.2/1905 both of Byculla Division [part of SUB-PLOT "B"]  
 On or towards the South : By C.S. No.1904(pt) of Byculla Division [part of SUB-PLOT "B"]

FOURTHLY: All that piece or parcels of freehold land and ground bearing Cadastral Survey No.2/1905 of Byculla Division admeasuring 71.54 sq. mts. or thereabouts inclusive of proposed set back area situated, lying at Jacob Circle, Mumbai in the registration District of Mumbai and bounded as follows:-

On or towards the East : By C.S. No.1905 of Byculla Division [part of SUB-PLOT "B"]  
 On or towards the West : By C.S. No.1904(pt) of Byculla Division [part of SUB-PLOT "B"]  
 On or towards the North : Partly by C. S. No. 1905 of Byculla Division [part of SUB-PLOT "B"] and partly by Sane Guruji Marg  
 On or towards the South : By C. S. No. 1/1905 of Byculla Division [part of SUB-PLOT "B"]

FIFTHLY: All that piece or parcels of leasehold land and ground bearing Cadastral Survey No.1904 (part) of Byculla Division admeasuring 19678.68 sq. mts. or thereabouts inclusive of proposed set back area situated between Dr. Anand Rao Nair Road and Maulana Azad Road, Jacob Circle, Mumbai in the registration District of Mumbai and bounded as follows:-

On or towards the East : Partly by Maulana Azad Road and CS No. 1/1905 & 2/1905 of Byculla Division [part of SUB-PLOT "B"] and by portions of C.S. No. 1904 (part) being handed over to BMMP and MHADA  
 On or towards the West : Partly by the junction of Sane Guruji Marg and Dr. Anand Rao Nair Road and C. S. No.1/1904 (pt) & C. S. No. 1903 (pt) of Byculla Division [part of SUB-PLOT "A"] (Building known as "Kalpataru Heights") and by portions of C.S. No.







On or towards the North

1904 (pt) being handed over to BMMP and MHADA) Partly by C. S. No. 1905 & C.S. No. 1/1905 [part of SUB-PLOT "B"] and C.S. No. 1906 of Byculla Division

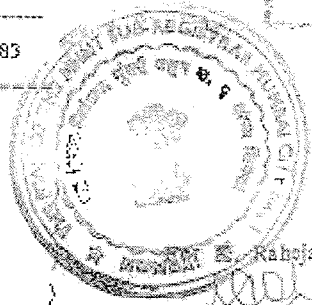
On or towards the South

Partly by C. S. No. 1/1904 (pt) [part of SUB-PLOT "A"] (Building known as "Kalpataru Heights)& C. S. No. 1903 (pt) of Byculla Division and by a portion of C.S. No. 1004 (pt) being handed over to BMMP)

The above developable land aggregates to 60064.83 sq.mtrs. as under:-

Firstly	C.S. No. 1903	of	1192.35	sq.mtrs.
Secondly	" 1905	"	38711.56	"
Thirdly	" 1/1905	"	210.70	"
Fourthly	" 2/1905	"	71.54	"
Fifthly	" 1904	"	19878.68	"
Total			60064.83	

Handwritten notes in a box: 991-1, 90, 2019



SIGNED AND DELIVERED BY THE Within named Original Developer **K. RAHEJA CORP PRIVATE LIMITED** By the hands of Mr. A.D. Prabhu who is the authorised signatory under the Board Resolution dated 3/10/2006 in the presence of Mr. Dhanraj Pawar

K. Raheja Corp. Pvt. Ltd. Director/Authorised Signatory

SIGNED AND DELIVERED BY THE Within named Assignee Developer **GENEXT HARDWARE & PARKS PRIVATE LIMITED** By the hands of Mr. S. S. Eshwaraj who is the authorised signatory under the Board Resolution dated 2/10/2006 in the presence of Mr. Ashwin D. Kamble

For Genext Hardware & Parks Pvt. Ltd. Auth. Sign. Director

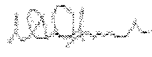
Handwritten signature of Ashwin D. Kamble

**RECEIPT**

Received of and from the withinnamed Assignee Developer a sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) by cheque bearing No.171201 dated 10<sup>th</sup> October 2006 drawn on UTI Bank Ltd. together with the sum of Rs. 88,00,00,000/- (Rupees Eighty Eight Crores only) by cheques bearing Nos. ~~171201~~ 157201 dated ~~10/10/06~~ 10/10/06 drawn on Axis Bank Ltd Bank making in the Aggregate an amount of Rs.90,00,00,000/- (Rupees Ninety Crores Only) towards the Security Deposit as withinmentioned.

Place : Mumbai  
Date : 06/08/2007

We Say Received  
For K. RAHEJA CORP PVT. LTD.  
(Original Developer)



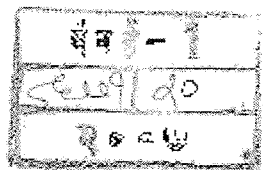
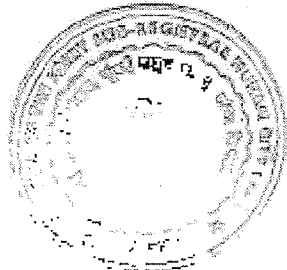
(Authorised Signatory)

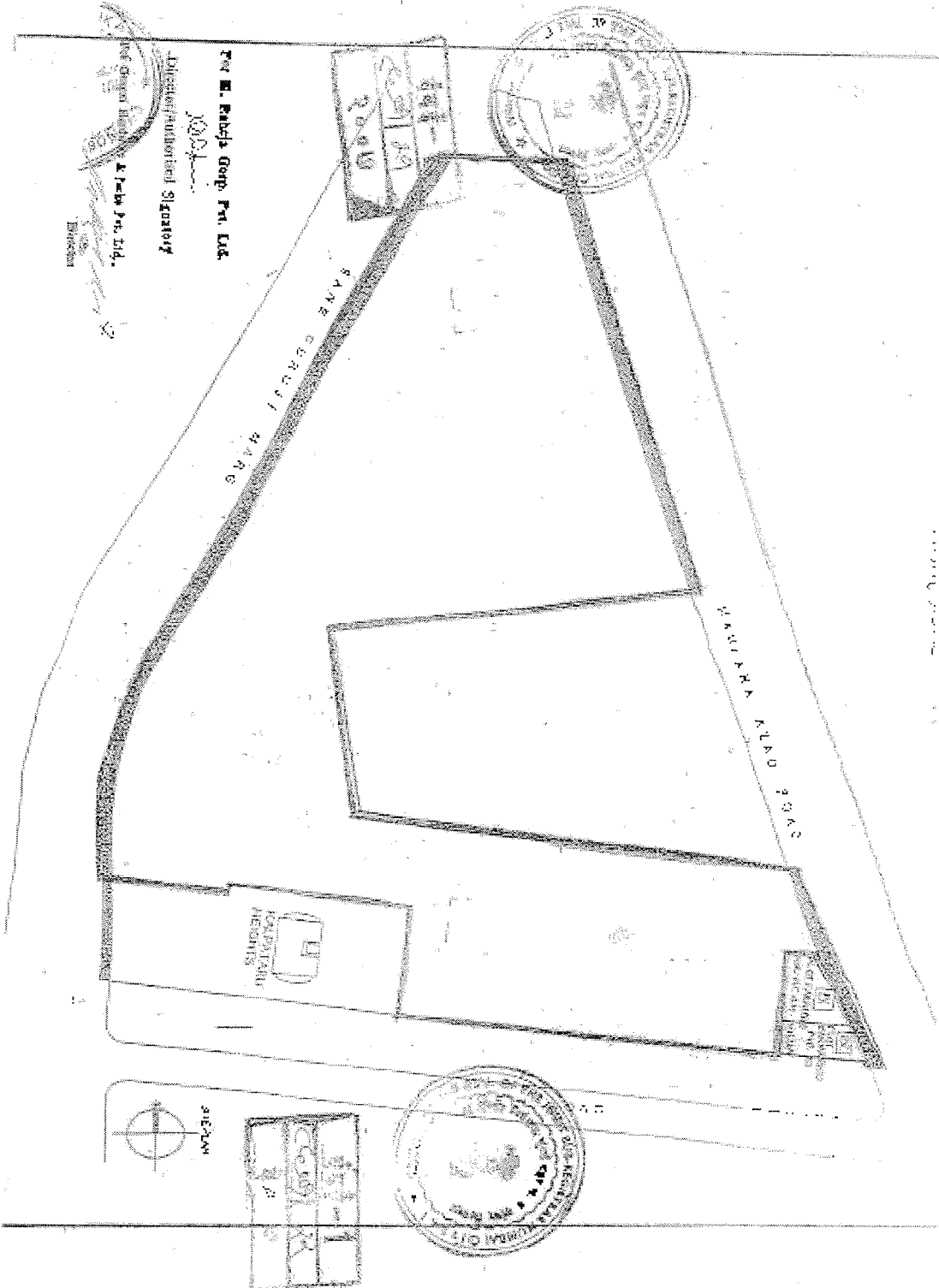
Witness:

1. Mr. Anwar Q. RAHMAN



2. Sujay Kumar



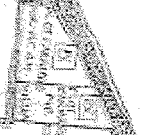
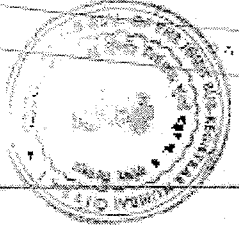


For M. Rabih Corp Pte Ltd.

Authorized Signatory

Prof. Dr. Rabih M. Rabih Pte Ltd.

Director



Annexure "E"

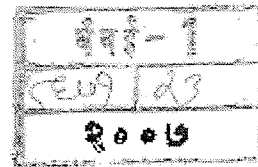
1. Power of Attorney dated 25<sup>th</sup> February 2005 and registered with the office of the Sub-Registrar of Assurances at Bombay under Sr. No. 345 of 2005 in respect of marketing of the Developers Premises and Residual Premises
2. Power of Attorney dated 25<sup>th</sup> February 2005 and registered with the office of the Sub-Registrar of Assurances at Bombay under Sr. No. 346 of 2005 in respect of development of the Developable Land
3. Power of Attorney dated 25<sup>th</sup> February, 2005 in respect of conveyance of the Developers Portion and Residual Portion.

For Ockert Roadwork & Parks Pvt. Ltd.,

*[Signature]*  
Director

For K. Rubeja Corp. Pvt. Ltd.

*[Signature]*  
Director/Authorized Signatory



CERTIFIED TO BE TRUE COPY

*[Signature]*  
17.8.07  
N. H. Konkar  
ADVOCATE & NOTARY  
54, ALLI CHAMBERS,  
TAMBRIND LANE,  
BOMBAY - 400 023

Form 1041  
 12/31/99  
 1041-10

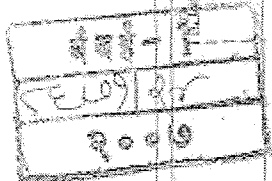
UNITED STATES DEPARTMENT OF THE TREASURY  
 INTERNAL REVENUE SERVICE



NAME OF THE GRANTEE	ADDRESS	CITY AND STATE	COUNTY	FEDERAL ID NUMBER	STATE ID NUMBER	LOCAL ID NUMBER	DATE OF ACQUISITION	ACQUISITION PRICE	PROPERTY VALUE
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

1. Description of the property acquired by the grantee	[REDACTED]
2. Date of acquisition	[REDACTED]
3. Acquisition price	[REDACTED]
4. Property value	[REDACTED]



THE GRANTEE HAS BEEN ADVISED BY THE IRS THAT THE PROPERTY IS SUBJECT TO FEDERAL INDEMNIFICATION PROGRAMS UNDER THE FEDERAL ACQUISITION SECURITY ACT AND FEDERAL TORT CLAIMS ACT. THE GRANTEE IS ADVISED THAT THE PROPERTY IS NOT ELIGIBLE FOR FEDERAL ACQUISITION SECURITY ACT AND FEDERAL TORT CLAIMS ACT.



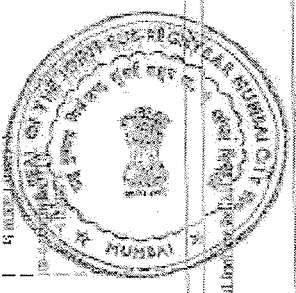
Police No. 1000  
 10/10/1950

Police Station No. 1000  
 10/10/1950

Police Station No. 1000  
 10/10/1950

Police Station No. 1000  
 10/10/1950

No.	Name of the person	Address	Occupation	Age	Sex	Religion	Caste	Signature	Date
1	...	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...	...



1000  
 10/10/1950

1000  
 10/10/1950

1000  
 10/10/1950







ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ  
 ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

ՏԵՄԱԿԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ԿԱՆՈՒՄԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ  
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ՏԵՄԱԿԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ԿԱՆՈՒՄԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ  
 ՏԵՄԱԿԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ԿԱՆՈՒՄԱՆ ԿՐԹԱԿԱՆԱԿՈՒԹՅԱՆ ՄԻՆԻՍՏԵՐԱՆ

Կրթական կարգավիճակ	Կրթական հաստատություն	Կրթական մասնաճյուղ	Կրթական խումբ	Կրթական մաս	Կրթական խումբի անուն	Կրթական մասի անուն	Կրթական խումբի համար	Կրթական մասի համար
1	Կրթական հաստատություն	Կրթական մասնաճյուղ	Կրթական խումբ	Կրթական մաս	Կրթական խումբի անուն	Կրթական մասի անուն	Կրթական խումբի համար	Կրթական մասի համար

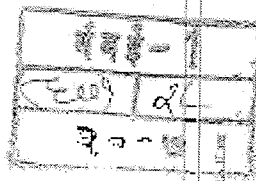
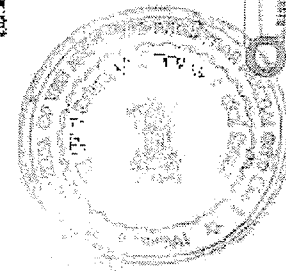
Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:



Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:

Ստորագրվում է մասնագետի կողմից:

Կրթական կարգավիճակ	Կրթական հաստատություն	Կրթական մասնաճյուղ	Կրթական խումբ	Կրթական մաս	Կրթական խումբի անուն	Կրթական մասի անուն	Կրթական խումբի համար	Կրթական մասի համար
1	Կրթական հաստատություն	Կրթական մասնաճյուղ	Կրթական խումբ	Կրթական մաս	Կրթական խումբի անուն	Կրթական մասի անուն	Կրթական խումբի համար	Կրթական մասի համար

7

1. The Government of India is pleased to inform you that the Government of India has decided to grant you the honor of being a Member of the Council of States.

2. The Government of India has decided to grant you the honor of being a Member of the Council of States.

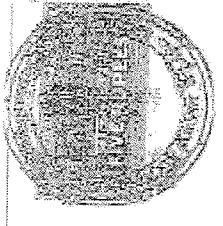
3. The Government of India has decided to grant you the honor of being a Member of the Council of States.

4. The Government of India has decided to grant you the honor of being a Member of the Council of States.

5. The Government of India has decided to grant you the honor of being a Member of the Council of States.



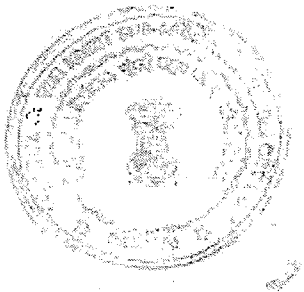
1. The Government of India is pleased to inform you that the Government of India has decided to grant you the honor of being a Member of the Council of States.



2. The Government of India is pleased to inform you that the Government of India has decided to grant you the honor of being a Member of the Council of States.

3. The Government of India is pleased to inform you that the Government of India has decided to grant you the honor of being a Member of the Council of States.

4. The Government of India is pleased to inform you that the Government of India has decided to grant you the honor of being a Member of the Council of States.



5. The Government of India is pleased to inform you that the Government of India has decided to grant you the honor of being a Member of the Council of States.



REPUBLIC OF POLAND  
MINISTRY OF HEALTH  
OFFICE OF THE DIRECTOR GENERAL OF HEALTH CARE

Warsaw, 1980

**Form No. 1**

**1. Name of the institution:** [Blank]

**2. Address:** [Blank]

**3. City:** [Blank]

**4. Date:** [Blank]

**5. Signature:** [Blank]

**6. Stamp:** [Blank]

**7. Description of the case:**

[Blank]

**8. Clinical history:**

[Blank]

**9. Physical examination:**

[Blank]

**10. Laboratory and instrumental data:**

[Blank]

**11. Diagnosis:**

[Blank]

**12. Treatment:**

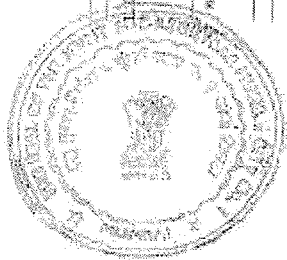
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**13. Prognosis:**

[Blank]

**14. Comments:**

[Blank]



**15. Summary:**

[Blank]

**16. Conclusions:**

[Blank]

**17. Recommendations:**

[Blank]

**18. Date:** [Blank]

**19. Signature:** [Blank]

**20. Stamp:** [Blank]



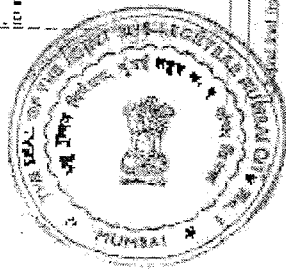


GOVERNMENT OF MADHYA PRADESH  
DEPARTMENT OF REVENUE  
OFFICE OF THE DEPUTY COMMISSIONER  
BHOJIPUR DISTRICT

REVENUE DEPARTMENT  
BHOJIPUR DISTRICT  
OFFICE OF THE DEPUTY COMMISSIONER

Sl. No.	Area (Acres)	Area (Cents)	Area (Guntas)	Area (Siswas)	Area (Khasra)	Area (Mauza)	Area (Village)	Area (Taluk)	Area (District)
1	1000	00	00	00	00	00	00	00	00
2	1000	00	00	00	00	00	00	00	00
3	1000	00	00	00	00	00	00	00	00
4	1000	00	00	00	00	00	00	00	00
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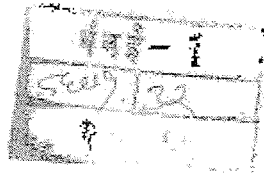


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AXIS BANK LTD. AXIS BANK, MUMBAI DATE 06-09-2007

PAY TO THE ORDER OF

Payable to the order of Shri. Mahesh Chandra Wadgaonkar

Rs. 1,00,000.00

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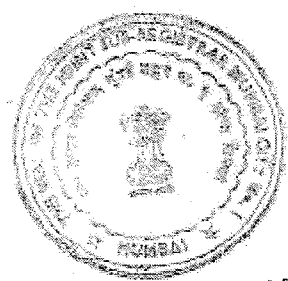
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*Shri. Mahesh Chandra Wadgaonkar*

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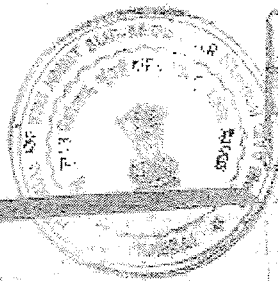


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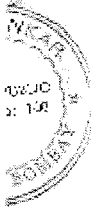
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	Name of Licensee <i>Sanjay Pawar</i>
	Driving License No. <b>MH-02-2007</b>
Date of issue <b>21/12/2006</b>	Name of the Licensee <i>Sanjay Pawar</i>
Signature of Licensee <i>Sanjay Pawar</i>	Signature of Issuing Authority <i>Sudam Pawar</i>



११-१  
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Temporary address or Official address (if any) .....	The holder of this licence is licensed to drive throughout India the vehicles of the following description: <i>Motorcycle with gear only</i>
Permanent Address <i>Wanikar, 2nd floor, 22/4-211</i>	This licence is valid for a period of <b>12 months from 21/12/2006 to 20/12/2007</b>
Date of birth <b>22-4-81</b>	The licence holder is licensed to drive a motor vehicle of the following description: <i>Motorcycle with gear only</i>
Educational qualifications .....	Issued at <b>Mumbai</b>
Height (in cm) with FH factor (if any) .....	Issued on <b>21/12/2006</b>

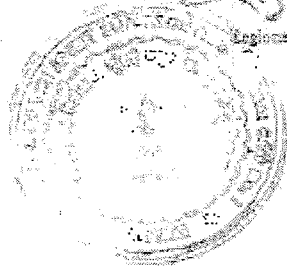


FORM 6  
(See Rule 19(1))  
Driving Licence  
MH-01-2004/044  
Date of issue: 1 JAN 2004  
Name of the Licensee: Mr. Ashwin  
Son/wife/daughter of: Mr. Digambar Kambli

इवई - 1  
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2  
Temporary address/ Official address (if any)  
Permanent Address: 1-18, Hencare Bldg, 250, Y.P. Rd., Girgaon, Mumbai  
Date of birth: 21-11-1972  
Educational qualifications  
Drove gear with RH laser (Optional)

3  
The holder of this license is licensed to drive throughout India the vehicles of the following description:—  
M. CYCLE WITH GEAR  
MOTOR CYCLE WITH GEAR  
The license to drive a motor vehicle other than transport vehicle is valid From 1-1-04 to 20-11-2008  
RS-UD/ 223635/14693/174  
Signature and Designation of the Licensing Authority  
Regional Transport Officer, Mumbai (Central)



मुद्रण विभाग  
 मुंबई नगर 1 (2011)  
 वस्तु गोप्यता भाग 1

अनुक्रमांक : 8671/2007  
 प्रकाशक : प्रजासत्ताक दैनिक वार्ता अखिल महाराष्ट्र संघ

अनुक्रमांक	पत्रकाराचा नाव व पत्ता	पत्रकाराचा पत्ता	छायाचित्र	अंगठ्याचा छपा
1	<p>               नाम : <b>गणेश जी कुर्बेजा</b>                पत्ता : <b>पत्रकारिता</b>                नसरीबाग, 24 वा, रस्ता                इमारतीचे नाव : <b>पत्रकारिता हाऊस 2</b>                विभाग : <b>पत्रकारिता</b>                संपादन : <b>पत्रकारिता</b>                मुंबई             </p>	<p>               विभाग                24 वा                नसरीबाग             </p>		
2	<p>               नाम : <b>गणेश जी कुर्बेजा</b>                पत्ता : <b>पत्रकारिता</b>                नसरीबाग, 24 वा, रस्ता                इमारतीचे नाव : <b>पत्रकारिता हाऊस 2</b>                विभाग : <b>पत्रकारिता</b>                संपादन : <b>पत्रकारिता</b>                मुंबई             </p>	<p>               विभाग                24 वा                नसरीबाग             </p>		







दस्तावेज गौप्यता भाग - २

दस्तावेज क्रमांक (8671/2007)

दस्तावेज क्र. (4545/2007-2007) या गौप्यता  
भागाचे मुल्य 2282064000 गौप्यता 2282064000 परकीय मुद्रांक गुणक :  
228206000

पत्राची क्र. 8955 दिनांक 06/08/2007  
परकीय मुद्रांक  
याच तसेचचलत हाईवेज मॅक मार्केस या ति पे  
मोंको लिने गौप्यता की गुणकता



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दस्तावेज क्र. 4 नोंद : (संशोधन) 08/08/2007 04:00 PM

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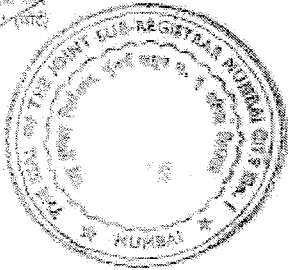
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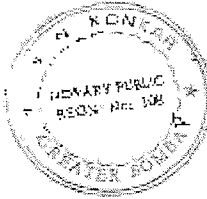
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DATED THIS 6<sup>th</sup> DAY OF AUGUST 2007  
\*\*\*\*\*

KRAHEJA CORP PRIVATE LIMITED  
...Original Developer

AND

GENEXT HARDWARE & PARKS PRIVATE LIMITED  
...Assignee Developer

DEED OF ASSIGNMENT FOR TRANSFER OF  
DEVELOPMENT RIGHTS



# RAKESH KUMAR ARCHITECT

Plot No. C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai-400051. Tel: 2656 4000 Fax: 2656 4804

Date: 13/05/2019

To,  
The Member Secretary, SEAC-II  
Environment Department,  
15<sup>th</sup> Floor, Mantralaya,  
Mumbai-400032

Subject: Environment Clearance for amendment in EC for the residential complex along with the proposed composite residential building with a Municipal Public Parking lot on sub plot 8 of property bearing CS No 1903, 1904, 1905, 1/1905, 2/1905 of Byculla division abutting Dr. A.L. Nair Road and Maulana Azad Road, Jacob circle, Mahalaxmi by Genext Hardware & Parks Pvt. Ltd.

Reference: 96<sup>th</sup> Meeting of SEAC-II, 15.04.2019 Item No 3 in Agenda (Online Unique Application No 0000001765)

Architect area certificate for area constructed on site as on 13/05/2019

Sr.No	Building Details with configuration as per EC dated 29.09.2014	Floors Constructed Up to	FSI Area in Sq.M.	Non FSI Area in (Sq. M.)	Total BUJA in (Sq. M.)
1	Bldg. no 1 (Tower B1,B2,A1 i.e. Tower A, B,C) Stilt + 41 Upper floors over two levels of podium	As per EC dated 29.09.2014 (Work Completed)	65,846.16	1,16,635.23	1,82,485.39
2	Bldg. no 2 2 Basements + 2 Parking Floors + Stilt + 44 upper floors	As per EC dated 29.09.2014 (Work Completed)	31,935.02	33,970.88	65,905.90
3	Composite Bldg no 3 Municipal Public Parking lot: 3 Basements (pt) + Ground (pt) + 4 upper floors (pt).  Residential Wing 3 Basements (pt) + Ground (pt) + Intermediate Parking floor + 4 Parking Floors (pt) + 2 Parking Floors (full) + Stilt + 43 floors	As per EC dated 29.09.2014 (Work Completed)  Work completed as below, 3 Basements (pt) + Ground (pt) + 4 Parking Floors (pt) + 2 Parking Floors (full) + Stilt	NIL  576.8	65,563.61  29,028.24	65,563.61  30,505.04
<b>Total</b>			<b>98,357.98</b>	<b>2,46,001.96</b>	<b>3,44,359.94</b>

Built up area as per EC dated 29/09/2014 u/n SEAC-2014/CR-35/TC-1 is 3,88,031.81 Sq. M.

Built up area completed on site admeasures 3,44,359.94 Sq. M., which is less than built up area as per EC dated 29/09/2014 u/n SEAC-2014/CR-35/TC-1.

Thanking You,  
Yours faithfully

RAKESH  
KUMAR

RAKESH KUMAR  
Architect  
CA/98/13582



Agenda of 96th Meeting of State Expert Appraisal Committee (SEAC-2)	
SEAC Meeting number: 96 Meeting Date April 15, 2019	
<b>Subject:</b> Environment Clearance for for amendment in EC for the residential complex along with the proposed composite residential building with a Municipal Public Parking Lot at Sub Plot 'B' bearing C.S. No. 1903, 1904, 1905, 1/1905, 2/1905 of Byculla Division abutting Dr. A.L. nair Road and Maula Azad Road, Jacob Circle, Mahalaxmi by Genext Hardware & Parks Pvt. Ltd.	
<b>Is a Violation Case:</b> No	
1.Name of Project	Hindustan Mill
2.Type of institution	Private
3.Name of Project Proponent	Genext Hardware & Parks Pvt. Ltd. C.A to Capricon Realty Ltd.
4.Name of Consultant	Dr. D. A. Patil, Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential Project along with Municipal Public Parking Lot
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in existing project. (Vertical expansion to residential wing of Building No.3 has been proposed)
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	We have obtained EC u/n. SEAC-2014/CR-35/TC-1 dt. 29/09/2014 for the plot area 61,520.46 m <sup>2</sup> and FSI area of 1,29,988.78 m <sup>2</sup> , Non FSI area of 2,58,043.03 m <sup>2</sup> with total construction area of 3,88,031.81 m <sup>2</sup> (Entire project).
8.Location of the project	Sub plot "B" bearing C.S. No. 1903, 1904, 1905, 1/1905, 2/1905 of Byculla Division abutting Dr. A. L. Nair road and Maulana Azad Road, Jacob Circle, Mahalaxmi, Maharashtra
9.Taluka	Mumbai
10.Village	Byculla Division abutting Dr. A. L. Nair road and Maulana Azad Road, Jacob Circle, Mahalaxmi
Correspondence Name:	-
Room Number:	-
Floor:	-
Building Name:	Raheja Tower
Road/Street Name:	Plot No. C-30, Block G, Opp SHDBI,
Locality:	Bandra Kurla Complex
City:	Bandra (East), Mumbai
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	OCC for building no.1 issued u/no.EEBP/9527/E-A dt.18/07/2013 and OCC for building no.2 issued u./no.EB-907-E-A dt.11/02/2018 <b>IOD/IOA/Concession/Plan Approval Number:</b> OCC for building no.1 issued u/no.EEBP/9527/E-A dt.18/07/2013 and OCC for building no.2 issued u./no.EB-907-E-A dt.11/02/2018 <b>Approved Built-up Area:</b> 210603.62
13.Note on the initiated work (If applicable)	On site the work of Building No.1 having construction area of 182485.39 m <sup>2</sup> (FSI: 65,846.16 m <sup>2</sup> ) and the work of building no.2 having construction area of 65,805.90 m <sup>2</sup> (FSI: 31,935.02 m <sup>2</sup> ) has been completed. The construction area of building no.3 is upto 78,246.10 m <sup>2</sup> . Hence over all construction completed on site is 326537.40 m <sup>2</sup> .
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	OCC for buidling no.1 issued u/no.EEBP/9527/E-A dt.18/07/2013 and OCC for building no.2 issued u./no.EB-907-E-A dt.11/02/2018
15.Total Plot Area (sq. m.)	61,520.46 m <sup>2</sup>
16.Deductions	4,470.19 m <sup>2</sup>
17.Net Plot area	57,050.27 m <sup>2</sup>
18 (a).Proposed Built-up Area (FSI & Non-FSI)	<b>FSI area (sq. m.):</b> 1,32,331.76 m <sup>2</sup> (Entire Project) <b>Non FSI area (sq. m.):</b> 2,60,802.75 m <sup>2</sup> (Entire Project) <b>Total BUA area (sq. m.):</b> 393134.51
18 (b).Approved Built up area as per DCR	<b>Approved FSI area (sq. m.):</b> 1,28,688.95 m <sup>2</sup> (Entire Project) <b>Approved Non FSI area (sq. m.):</b> 2,56,764.51 m <sup>2</sup> (Entire Project) <b>Date of Approval:</b> 11-02-2018
19.Total ground coverage (m2)	24,531.61 m <sup>2</sup>

20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	43%
21. Estimated cost of the project	8356193347

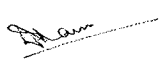
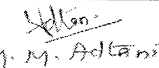
## 22. Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Bldg No.1 (Tower B1, B2 & A1)	Stilt + 41 upper floors on 2 levels of podium	172.275 m
2	Bldg No. 2	2B + 2 Parking Floors + Stilts + 44 Upper Floors. (41 habitable floors + 2 fire check floors + 1 service floor)	177.65 m
3	Bldg No. 3:- Composite Bldg a) Residential Wing	2B (pt) + Gr (pt) + intermediate Parking Floor + 4 Parking Floors (pt) + 2 Parking Floors (full) + stilts + 44 Upper floors (habitable floors) + 2 fire check + 1 service floor	206.50 m
4	Bldg No. 3:- Composite Bldg b) Municipal Public Parking Lot	3B + G (pt) + 4 Upper Floors (pt). To be handed over to MCGM and 5th & 6th Floor above MPPL will be retained for Residential parking.	25.10/ 26.30 m

23. Number of tenants and shops	Bldg. 2: 110 Nos. Bldg. 3: 126 Nos.
24. Number of expected residents / users	1,545
25. Tenant density per hectare	90/Ha
26. Height of the building(s)	
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	36.60 m wide Dr. A.L. Nair Marg on West side & 27.43 m wide Maulana Azad Marg on East side
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 m
29. Existing structure (s) if any	NA
30. Details of the demolition with disposal (If applicable)	NA


## 31. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

 <b>Mr. Surykant Nikam</b> (Secretary SEAC-II)	SEAC Meeting No: 96 Meeting Date: April 15, 2019 ( SEIAA-STATEMENT-0000001765 ) SEAC-MINUTES-0000003829	Page 2 of 13	 <b>Shri M.M. Adtani (Chairman SEAC-II)</b>
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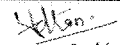
### 32.Total Water Requirement

Dry season:	Source of water	MCGM
	Fresh water (CMD):	117 KLD
	Recycled water - Flushing (CMD):	61 KLD
	Recycled water - Gardening (CMD):	33 KLD
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	178 KLD
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	71 KLD
Wet season:	Source of water	MCGM + RWH
	Fresh water (CMD):	99 KLD + 18 KLD
	Recycled water - Flushing (CMD):	61 KLD
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	178 KLD
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	104 KLD
Details of Swimming pool (If any)		

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

SEAC Meeting No: 96 Meeting Date: April 15,  
 2019 ( SEIAA-STATEMENT-0000001765 )  
 SEAC-MINUTES-0000003829

Page 3 of  
13

  
 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman**  
**SEAC-II)**

33.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
34.Rain Water Harvesting (RWH)	Level of the Ground water table:		3 m						
	Size and no of RWH tank(s) and Quantity:		2 Nos.of RWH tanks with 74 m3 capacity each.						
	Location of the RWH tank(s):		Lower basement for bldg. no 2, 2nd Basement for Residential tower bldg. no 3 & 3rd basement for PPL						
	Quantity of recharge pits:		NA						
	Size of recharge pits :		NA						
	Budgetary allocation (Capital cost) :		25 Lakh						
	Budgetary allocation (O & M cost) :		2 Lakh/year						
Details of UGT tanks if any :		Residential: 2nd Basement PPL: 3rd Basement							
35.Storm water drainage	Natural water drainage pattern:		Toward East and West Side						
	Quantity of storm water:		2980.71 m3/hr						
	Size of SWD:		0.35 x 0.35 m, 0.45 x 0.6 m, 0.6 x 0.8 m						
36.Sewage and Waste water	Sewage generation in KLD:		167 KLD						
	STP technology:		MBBR Technology						
	Capacity of STP (CMD):		3 STPs will be provided with total 220 m3 capacity i.e. 100 m3 (for bldg. No. 2), 100 m3 (for bldg No. 3) and 20 m3 for PPL						
	Location & area of the STP:		Bldg No. 2: Ground Floor, Bldg No. 3: a. Resi. Bldg: 2nd Floor Parking Lvl. & b. PPL: Ground Floor.						
	Budgetary allocation (Capital cost):		45 Lakh						
	Budgetary allocation (O & M cost):		9 Lakh/year						




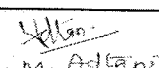
### 37. Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction debris: 4,200 m <sup>3</sup>
	Disposal of the construction waste debris:	The construction debris will be disposed as per the "Construction and Demolition and Desilting Waste (Management and Disposal) Rules 2016.
Waste generation in the operation Phase:	Dry waste:	269 Kg/day
	Wet waste:	403 Kg/day
	Hazardous waste:	Used oil from DG
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	2 KLD
	Others if any:	Household E-waste generation
Mode of Disposal of waste:	Dry waste:	Dry garbage will be disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting unit and used as organic manure for landscaping.
	Hazardous waste:	Authorized recyclers
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	Authorized recyclers
Area requirement:	Location(s):	Ground
	Area for the storage of waste & other material:	100 m <sup>2</sup>
	Area for machinery:	25 m <sup>2</sup>
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 12 lakh
	O & M cost:	Rs. 6 Lakh/year

### 38. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

39. Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40. Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
41. Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
42. Source of Fuel		Not applicable					
43. Mode of Transportation of fuel to site		Not applicable					
44. Green Belt Development	Total RG area :	Existing landscape: 14,426.20 m <sup>2</sup> ; RG proposed on ground is 425 m <sup>2</sup> .					
	No of trees to be cut :	-					
	Number of trees to be planted :	146 Nos.					
	List of proposed native trees :	As Below					
	Timeline for completion of plantation :	2 years					
45. Number and list of trees species to be planted in the ground							
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance			
1	Satwin	Alstonia scholaris	25	Shady Tree, white fragrant flowers			
2	Bahava	Cassia fistula	42	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant			
3	Palas	Butea monosperma	10	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant			
4	Kadamb	Anthocephallus cadamba	13	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.			
5	Ashoka	Polyanlthia longifolia	56	Shady tree with red-yellow flowers.			
46. Total quantity of plants on ground							
47. Number and list of shrubs and bushes species to be planted in the podium RG:							
Serial Number	Name	C/C Distance	Area m <sup>2</sup>				
1	-	-	-				

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## 48. Energy

<b>Power requirement:</b>	Source of power supply :	TATA
	During Construction Phase: (Demand Load)	500 kVA
	DG set as Power back-up during construction phase	500 kVA
	During Operation phase (Connected load):	10.8 MW
	During Operation phase (Demand load):	5.2 MW
	Transformer:	-
	DG set as Power back-up during operation phase:	• Building No. 2: 1 x 1250 kVA • Building No. 3: Resi. Bldg: 1 x 1500 kVA • MPPL: 1 x 750 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

## 49. Energy saving by non-conventional method:

Solar Hot water system to Residential Buildings  
Provision of Solar PV Panels

## 50. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy Saving	23.6%

## 51. Details of pollution control Systems


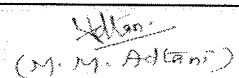
Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 15 Lakh
	O & M cost:	Rs.

## 52. Environmental Management plan Budgetary Allocation

### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	4.5
2	Site sanitation and Potable Water Supply to Labour	-	5

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3	Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time	8
4	Health check-up & first aid	-	6
5	Safety Personal Protective Equipment	Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.	10
6	Traffic Management	Sign Boards, Persons at entry exit and Parking area	4.5
7	Tyre cleaning and Vehicle maintenance	-	3
8	Storm water Management	-	4
9	Safety Training to Workers (Twice in Year), Safety Officer	-	5
10	Safety nets	-	14

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**b) Operation Phase (with Break-up):**

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS and O & G	45	9
2	Solar System	Weekly	15	2
3	Rainwater harvesting	During rainy season (cleaning of UG tanks and filtration units before rainy season)	25	2
4	Solid Waste Composting plant	Continuous O & M Environment Monitoring: Monthly to assess the compost quality	12	6
5	Landscape	Daily	116	12

**52. Storage of chemicals (inflammable/explosive/hazardous/toxic substances)**

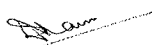
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

**53. Any Other Information**

No Information Available

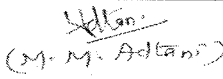
**54. Traffic Management**

Nos. of the junction to the main road & design of confluence:	36.60 m wide Dr. A.L. Nair Marg on West side & 27.43 m wide Maulana Azad Marg on East side
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**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

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**Shri M.M. Adtani (Chairman**  
**SEAC-II)**

<b>Parking details:</b>	<b>Number and area of basement:</b>	• Building No. 2: 2 Nos. 11,738.02 m2. • Building No. 3: 3 Nos. No. of Basements: Total Area of Basements: 36342.09 m2.
	<b>Number and area of podia:</b>	• Building No. 2: 3 Podiums with total area 10,915.1 m2. • Building No. 3:- 7 Podiums with total area 59,726.56 m2.
	<b>Total Parking area:</b>	• Building 2 : 22653.12 m2 • Building 3: Residential Parking: 29167.12 m2 • Municipal Public Parking Lot: 65,631.60 m2
	<b>Area per car:</b>	• Building 2 : 37.23 m2 • Building 3 • Residential: 38.06 m2 • MPPL: 48.88 m2
	<b>Area per car:</b>	• Building 2 : 37.23 m2 • Building 3 • Residential: 38.06 m2 • MPPL: 48.88 m2
	<b>Number of 2-Wheelers as approved by competent authority:</b>	2W parking provided: PPL: 258 Nos. Residential: 144 Nos.
	<b>Number of 4-Wheelers as approved by competent authority:</b>	• Building No. 2: 327 Nos • Building No. 3 (Residential) : 352 Nos • Public Parking Lot: 1316 Cars
	<b>Public Transport:</b>	23 Nos. of Transport vehicles
	<b>Width of all Internal roads (m):</b>	9 m

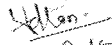
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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	No
	Other Relevant Informations	<p>Environmental Infrastructure provided for Bldg. No. 1 ( B1, B2 &amp; A1 Bldgs.)</p> <ul style="list-style-type: none"> <li>• No. of Tenements: 318 Nos.</li> <li>• Water Requirement: 232 KLD (Domestic: 145 KLD + Flushing: 75 KLD + Gardening: 12 KLD)</li> <li>• Sewage generation: 176 KLD</li> <li>• STP provided: 200 KLD (SBR technology)</li> <li>• Solid waste generation: 783 kg/day (Biodegradable component is composted using mechanical composting machine &amp; Non-biodegradable component is handed over to authorized recyclers)</li> <li>• RWH Tanks: 1 tank with 63 m3 and 2 tanks with 60.5 m3 capacity</li> <li>• Connected Load: 5.7 MW</li> <li>• Demand Load: 4.8 MW</li> <li>• DG sets: 10 x 1250 kVA &amp; 3 x 500 kVA</li> <li>• Parking (4W): 718 Nos.</li> </ul> <p>The estimated project cost mentioned in item No. 21 is for Bldg. 2 &amp; 3 only</p>
	Have you previously submitted Application online on MOEF Website	No
	Date of online submission	-
<b>Brief information of the project by SEAC</b>		

  
**Mr. Surykant Nikam**  
 (Secretary SEAC-II)

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 (M. M. Adtani)  
**Shri M.M.Adtani (Chairman SEAC-II)**

Representative of PP Mr. Nikhil Mehta was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

PP informed that, the project under consideration is *Residential Project along with Municipal Public Parking Lot Project - Redevelopment Type*. PP further stated that, the total plot area of the project is 61,520.46 Sq.mt. having total construction area area 393134.51 Sq.mt. (FSI - 1,32,331.76 sq.mt + NON FSI 2,60,802.75sq.mt) and the building configuration is as follow-

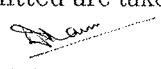
Building Name & number	Number of floors	Height (Mtrs)
Bldg No.1 (Tower B1, B2 & A1)	Stilt + 41 upper floors on 2 levels of podium	172.275 m
Bldg No. 2	2B + 2 Parking Floors + Stilts + 44 Upper Floors. (41 habitable floors + 2 fire check floors + 1 service floor)	177.65 m
Bldg No. 3:- Composite Bldg a) Residential Wing	2B (pt) + Gr (pt) + intermediate Parking Floor + 4 Parking Floors (pt) + 2 Parking Floors (full) + stilts + 44 Upper floors (habitable floors) + 2 fire check + 1 service floor	206.50 m
Bldg No. 3:- Composite Bldg b) Municipal Public Parking Lot	3B + G (pt) + 4 Upper Floors (pt). To be handed over to MCGM and 5th & 6th Floor above MPPL will be retained for Residential parking.	26.30 m

It is noted that the project earlier considered in 85th SEAC-2 meeting held on 19-01-2019 and deferred as PP was absent.

It is noted that, the project has received Environmental clearance in 2006 & amendment in 2014.

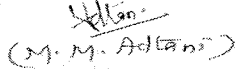
The project proposal was discussed on the basis of presentation made and documents submitted by the proponent. All issues related to environment, including air, water, land, soil, ecology and biodiversity and social aspects were discussed. Committee noted that the project is under 8a (B1) category of EIA Notification, 2006. Consolidated statements, synopsis of compliances, form 1, 1A, presentation & plans

submitted are taken on the record.

  
Mr. Surykant Nikam  
(Secretary SEAC-II)

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Shri M.M.Adtani (Chairman  
SEAC-II)



## DECISION OF SEAC

*In view of above, the proposal is deferred and shall be considered only after the compliance of above observations.*


### Specific Conditions by SEAC:

- 1) It is noted that, representative of PP not submitted the authority letter. PP to submit the same along with copy of company resolution.
- 2) PP to submit the company merger document.
- 3) PP to submit dated Architect certificate addressing to committee regarding building wise construction done on site as per EC accorded in 2006 & 2014.

## FINAL RECOMMENDATION


SEAC-II decided to defer the proposal. Please find SEAC decision above.

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**Mr. Surykant Nikam**  
(Secretary SEAC-II)

SEAC Meeting No: 96 Meeting Date: April 15,  
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(M. M. Adtani)  
**Shri M.M. Adtani (Chairman**  
**SEAC-II)**



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/HRB-787/DPWS 05 NOV 2018

OFFICE OF THE:  
Chief Engineer (Development Plan)  
Brihanmumbai Mahanagarpalika,  
Municipal Head Office, 5th Floor,  
Annex Building, Mahapalika Marg,  
Fort, Mumbai-400 001.

To,  
✓ **Mr. Rakesh Kumar,**  
Architect,  
Plot No.C-30, Block 'G',  
Opp.SIDBI, Bandra Kurla Complex,  
Bandra(E),Mumbai-400051.

**Sub:-** Proposed development of composite Bldg.No.3, having Residential Tower & Municipal Public Parking lot on plot bearing C.S.Nos.1903, 1904, 1905, 1/1905 & 2/1905 of Byculla Division, at Dr.A.I.Nair Road & Maulana Azad Road, near Jacob Circle, Byculla, Mumbai, in 'E' Ward (for Dev.:M/s.Genext Hardware & Parks Pvt.Ltd.).

**Architect:** Mr.Rakesh Kumar  
**Str.Con:** M/s.Sterling Engineering Consultancy Services Pvt.Ltd.

**Geotech.:Con.:**M/s.Geocon International Pvt.Ltd.

**Env.Con.:** M/s.Pristine Consultants Pvt.Ltd.

**Developer:** M/s.Genext Hardware & Parks Pvt.Ltd.

**Ref:-** Your letter dtd.13.4.2018.

Gentleman,

With reference to your above referred representation regarding subject matter, I have by direction to inform you that the High Rise Committee as constituted by the Govt. in Urban Development Deptt. as per G.R. U/No.TPB/4313/CR-41/2013/UD-11 dated 9<sup>th</sup> June,2014 has accepted your proposal for proposed development of composite Bldg.No.3, having Residential Tower & Municipal Public Parking lot on plot bearing C.S.Nos.1903, 1904, 1905, 1/1905 & 2/1905 of Byculla Division, at Dr.A.I.Nair Road & Maulana Azad Road, near Jacob Circle, Byculla, Mumbai, in 'E' Ward (for Dev.:M/s.Genext Hardware & Parks Pvt.Ltd.), as per the High Rise Committee meeting held on 6.10.2018, subject to the terms & conditions as mentioned below:-

The proposal envisages construction of proposed high rise composite building comprising of parking lot & residential building. The parking lot building is comprising of three level basement + ground floor + 1<sup>st</sup> to 6<sup>th</sup> upper floor whereby three basements + ground + 4 upper floors are proposed for public parking lot and entire 5<sup>th</sup> & 6<sup>th</sup> floors are proposed for captive parking of residential building with a total height of 34.80 mtrs. from the general ground level to podium level. The High Rise Residential Building comprising of 2 level basements + ground floor + intermediate floor + 6 parking floors + stilt (podium floor) + 1<sup>st</sup> to 47<sup>th</sup> floors including 1 service and 2 fire check floor with total height of **206.50 mt.** from general ground level upto terrace level.

**MANDATORY CONDITIONS:**

1. Access roads to the site and roads on the site that will be required as per plan permanently should be minimum water bound macadam road and constructed before construction activities commence. This will help in reducing local dust emissions to a great extent. The road can be converted to a black top road once the construction activities are completed.
2. As the site is located in an developed urban area, it is essential to enclose the site using barriers, to reduce the noise and dust impacts on surrounding buildings and sites.
3. Jack hammers and other construction equipments tend to generate a lot of noise, it is therefore essential that noise protective equipments like ear muffs & ear plugs be provided to the operator of the machine. To reduce the noise from the equipment, silencer/ dampers should be attached to the equipment.
4. All Stationary machinery that create noise should be installed at points away from sensitive receptor area.
5. Noise prone activities should be restricted to the extent possible during night time, particularly during the period 6p.m. to 6.a.m.
6. During excavation and transportation over un-metalled roads near the project site, there is a scope for local dust emissions. Frequent water sprinkling in the vicinity of the construction activity should be done and it should be continued even after the completion of the excavation till construction is complete.
7. Excavation should be carried out in such a manner that it will not reduce slope stability. As much of the top soil and waste materials as possible should be used for landscaping and leveling activities in the surrounding area. As far as possible store the excavated soil (the amount that would be required later for leveling and landscaping) on site, so that the soil can be reused during landscaping.
8. A basic surface drainage system for the site should be worked out to avoid water runoff on to the surrounding properties and roads, especially during the monsoon months.
9. If during excavation, water accumulates in the excavated areas, then it should be pumped out and disposed off either in the municipal storm water drain or into recharge soak pits of bore wells.
10. Load and unload trucks with construction material on site and not on surrounding roadside.
11. The responsibility to carry out the work as per submissions made to the Committee solely rests with the project proponents.
12. If the project attracts the provisions of the MOEF Notification under SO No.114(E) dt.19.2.1991 and recent Notification dt.6.1.2011 and Notification dtd.07-07-2004 & revised EIA Notification dtd.14.9.2006, the clearance in this respect shall be obtained and all the conditions mentioned therein shall be complied with.
13. The approval of High Rise Committee is for the proposed high rise building having total height of **206.50 mt.** only from general ground level up to terrace level, subject to obtaining sanction from Competent Authority as per various provisions of D.C.P. Regulations 2034 amended up to date,

such as deficiency in open spaces, CFO requirement, parking requirement, Civil Aviation NOC, if any, etc.

14. The conditions as stated in the NOC from C.F.O. U/No.FB/HR/CITY/150 dtd.30.5.2012, FB/HR/CITY/661 Dtd.18.6.2013 and Dtd.18.6.2018 shall be complied with. If the plans cleared by Committee, differ from the plans of CFO NOC, revised CFO NOC shall be submitted to the concerned Zonal Building Proposal Office.
15. That the NOC from Civil Aviation Authority for the height of the building under reference shall be obtained, if applicable, and all the conditions thereof shall be complied with.
16. The acceptance of proposal by High Rise Committee is not indicative of admissibility/approval of the proposal regarding D.C.P. Regulations 2034 other statutory compliances & the necessary building proposal shall be submitted to concerned Ex.Eng.(Bldg.Proposal) for requisite approval. The aspect such as permissible FSI applicable DC.P.Rules & policies in force shall be verified by the concerned Executive Engineer (Building Proposal) before approval of plans.
17. The Technical Committee for High Rise Buildings, however, reserves right to alter/ modify/ augment fire safety related provisions as well as disaster management related provisions, on the basis of decision to be taken in the upcoming meetings.
18. That the permission is granted based on the documents submitted by the Architect and if at any time are found fake/ fraudulent, then the permission issued shall be treated as revoked/ cancelled without further notice.
19. After the clearance given by HRC for a proposed building, not further changes of any kind shall be effected without permission of the HRC (Technical Committee for High Rise Buildings). If any changes made in the proposal without obtaining clearance from HRC, earlier clearance given by the HRC shall be treated as revoked/ invalid.
20. That the aspect regarding approval/ final NOC to the 33(24) component, if any, and its respective permission shall be scrutinized by Dy.Ch.Eng.(B.P.) as per the prevailing policy and the sanction from respective HPC shall be obtained.
21. The necessary other permissions from various other Departments/ Committees/ Authorities shall be obtained as per requirements.

**Recommendatory Condition**

1. At the time of site clearance, care must be taken to minimize the need for cutting of trees and damage to the native vegetation.
2. Clearing of site area may involve removal/ transplantation of trees, underbrush, vines, fences, shades etc. All the unwanted vegetation then becomes solid waste that needs to be disposed off site. As this is organic matter, instead of disposing it offsite, the mater should be composed on site.
3. Phase out the site clearing process to only areas that need excavation initially this will reduce the dust emission from currently unused areas. If site has been cleared, vegetate the area by growing temporary groundcover plants or flower beds in the area. Alternatively cover the ground with a sheet, this sheet can be made out of empty cement bags,

and the area then used to store materials, this will help reduce the dust emissions from these areas and provide a clean surface to store material on.

4. To reduce dust emissions and erosions from slopes on the site, apply non toxic chemical soil stabilizers (Geotextiles) to the area.
5. The short term traffic management plan should be worked out to prevent unnecessary traffic problems. One measure to be incorporated is to avoid trucks during the morning and evening rush hours i.e. before 10.00 a.m. and after 5.00 p.m.
6. In cases where the construction of paved access or Water bound macadam road is not possible, frequent water sprinkling required to reduce local dust emissions.
7. Traffic speeds on unpaved roads should be reduced to 15 Km.ph. or less, and all the vehicles should have reverse horns.
8. On windy days avoid excavation activities to reduce dust emissions.
9. Prevent the excavated soil from spilling out of the site boundaries onto adjoining roads and properties.
10. Prevent other garbage waste such as construction debris, plastic material from mixing with the excavated soil that is being transported out of the site for dumping off site. This soil will be used for land filling and mixing of garbage with it can lead to soil contamination.
11. Water the site at least twice a day to reduce the dust emissions. Once during mid morning and once in the evening.
12. Soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. (A good cover sheet can be formed by stitching empty cement bags silt open to form a sheet).
13. Since, there is likelihood of fugitive dust form the construction activity, material handling and from the truck movement in the vicinity of the project site, project proponents should go for tree plantation programme along the approach roads and the construction campus.
14. Re-vegetate disturbed areas as early as possible.
15. As soon as construction is over, the surplus earth should be utilized to fill up low lying areas. The rubbish should be cleared and all un built surfaces reinstated.
16. Construct appropriate temporary housing structures for the labourers on the site with due approval from the competent authority. Houses should be provided with proper light and ventilation, and should be located at a safe location on the site.
17. Provisions should be made for providing them with potable, drinking water.
18. The construction site should be provided with sufficient and suitable toilet facilities for workers to allow proper standards of hygiene. These facilities would be connected to septic tank and maintained properly to ensure minimum environmental affect. Care should be taken not to route the sanitary effluents to the river or any other natural water body.
19. To prevent unauthorized falling of trees in the nearby undeveloped areas by construction workers for their fuel needs, it should be ensured that the contractor provides fuel to the construction workers.
20. Arrangements should be made for daycare and education to construction workers children. Certain NGO's working in this area can be associated

with or alternatively one female worker can be paid to oversee the younger children and to prevent them from coming in harms way.


21. Solid waste generated from the labour camp as well as the construction site should be disposed off properly. Organic waste can be composted, and inorganic waste should be disposed in nearest municipal bins.
22. To sweep and clean adjacent roads of the site that get soiled due to the frequent movement of trucks to and fro from the site, at least once a day.
23. All outdoor lighting, including any construction related lighting should be designed, installed and operated in a manner that ensures that all direct rays from project lighting are contained within construction site and that residences are protected from spillover light and glare.
24. Parking for construction site workers should be provided on site to prevent clogging of surrounding roads.
25. Tea stalls if established for the site should be given space on site and not on access roads. This will prevent the gathering of labourers on the roads and obstruction of traffic.
26. Rotary piling method can be adopted for construction of bored cast in site/ bored pre-cast piles. Preferably, M.S. liner can be provided upto hard stratum.
27. Preferable minimum grade concrete in sub structure foundation can be M-40 grade and use of anti corrosive treatment can be considered for M.S. reinforcements.
28. Ground Water in Mumbai is likely to be saline and further there is a possibility of sewage contamination in well water, as such, municipal water be used for construction.
29. Withdrawal of ground water should be restricted as it may cause sudden draw-down and subsidence of surrounding land/buildings.
30. The electric meters and substation in the buildings be located on higher level to prevent power failure during floods.
31. The earlier HRC NOCs issued vide letter U/No.CHE/HRB-434/DPWS dtd.19.8.2013 is treated as cancelled.
32. Other features shown in the plan like temple on ground floor and swimming pool on podium floor, etc. are not in the purview of High Rise Committee and approvability of the same shall be separately dealt by concerned Planning Authority i.e. Building Proposal Section.

**Note: That the total height of Crown/ Architectural Elevation features above the terrace slab shall not be more than 9.00 Meter.**

If your client is agreeable to the aforesaid terms and conditions, you may approach to the DY.CH.ENG.(B.P.)CITY, who is being informed separately regarding subject matter.

Yours faithfully,

Acc:- A Set of Plan + EMP Book

  
(R.B.Zope)  
**Chief Engineer  
(Development Plan)  
Member Secretary,  
Technical Committee for  
High Rise Buildings**





## FORM FOR FILING ANNUAL RETURNS

[To be submitted by producer/manufacturer/refurbisher/dismantler/recycler/bulk consumer by 30th day of June following the financial year to which that return relates]

**Submitted For**

April 2022-March 2023

**Apply As**

Bulk Consumer

**1. Name of the Bulk Consumer**

M/s. Genext Hardware & Parks Pvt. Ltd.

**Address of the Bulk Consumer /recycler**

Sub plot B, CTS No 1903(pt),1904(pt),1905,1/2/1905, Byculla Div., Jacob circle, Mahalaxmi, Mumbai-11

**2. Name of the authorised person**

Mr. Manish Kothari (Associate Vice President)

**Full address of authorised person**

Sub plot B, CTS No 1903(pt),1904(pt),1905,1/2/1905, Byculla Div., Jacob circle, Mahalaxmi, Mumbai-11

**Telephone**

09820880060

**Email**

mkothari@kraheja.com

**Fax**

02226564306

**3. BULK CONSUMERS:****Type**

Fluorescent and other Mercury containing lamps - CEEW 5

**Quantity(MT)**

0.24

**4. Name of the destination where E-waste is channelized**

ECO TECH RECYCLING

**Address of the destination where E-waste is channelized**

C-6 ,Sagar Industrial estate, Survey No 46/4, Dhumal Nagar, Vasai (E) Dist- Palghar -401208

**Place**

Mumbai

**Date**

Jun 17, 2023





# Maharashtra Pollution Control Board

## 5e6b59a8c491da7b2638368e

### SCHEDULE-IV

#### Conditions during construction phase

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

#### General Conditions:

1. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
3. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
4. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5. Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel,



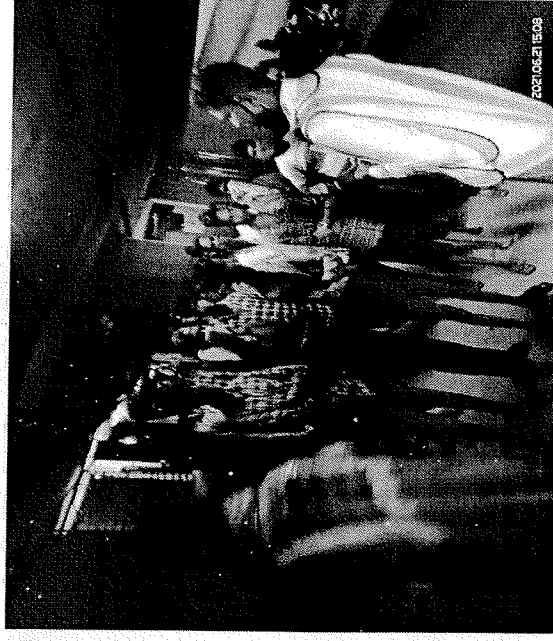
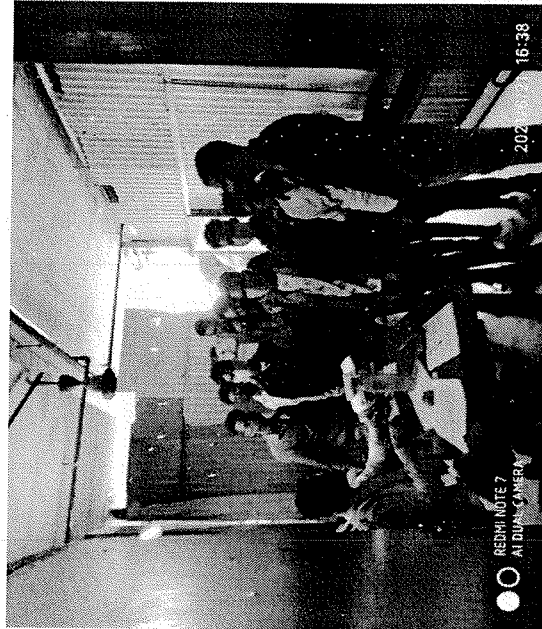
**Maharashtra Pollution Control Board**  
**5e6b59a8c491da7b2638368e**

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.





# TRAININGS/ TOOLBOX TALKS/INDUCTIONS

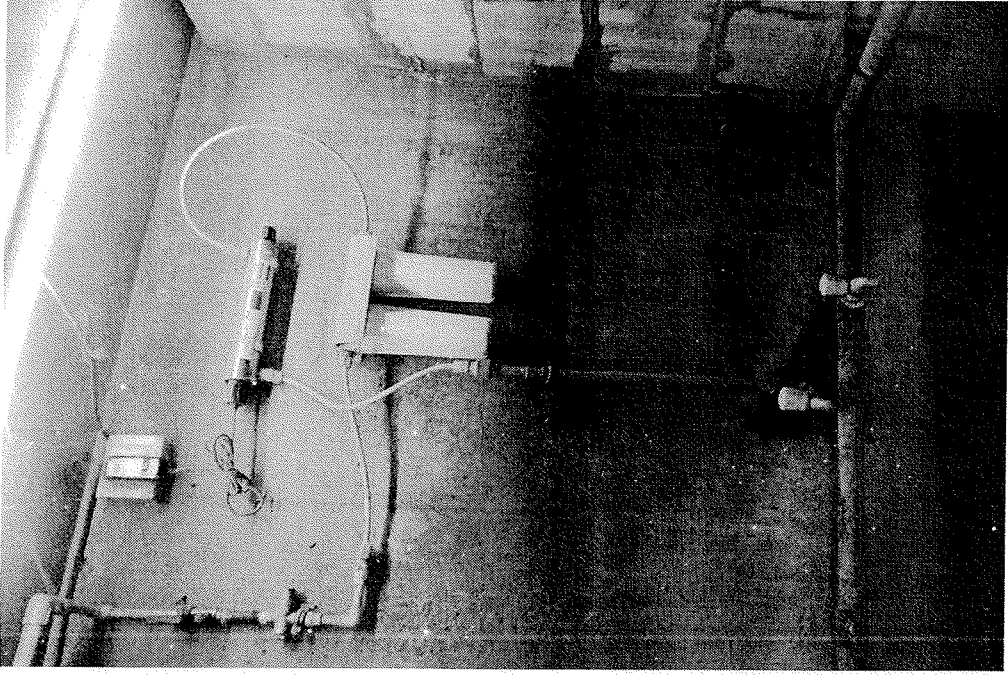


HSE DEPT



vo V11Pro  
Dual Camera

2022.03

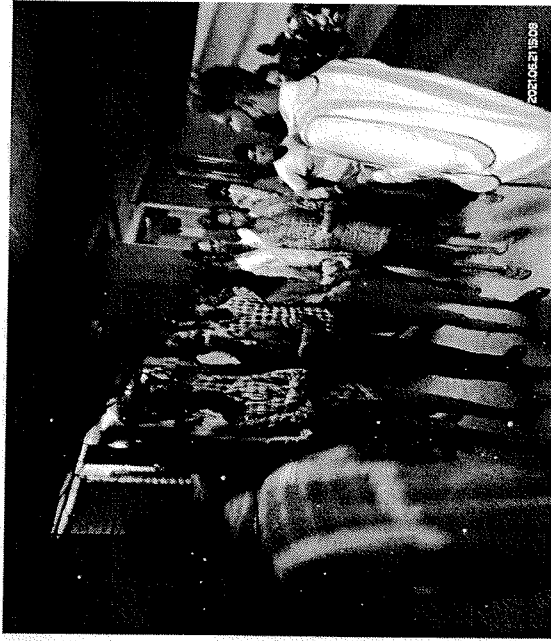
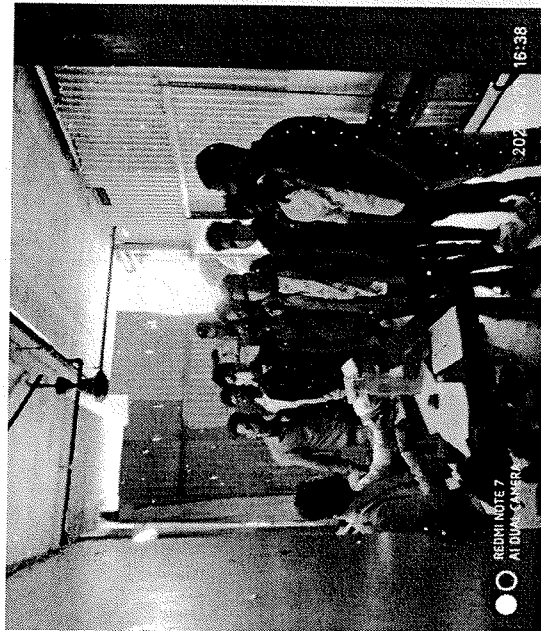








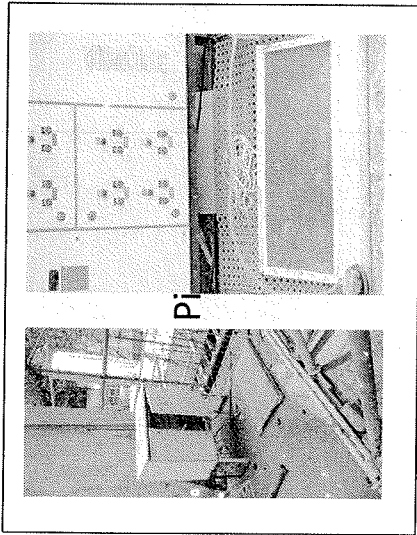
TRAININGS/ TOOLBOX TALKS/INDUCTIONS



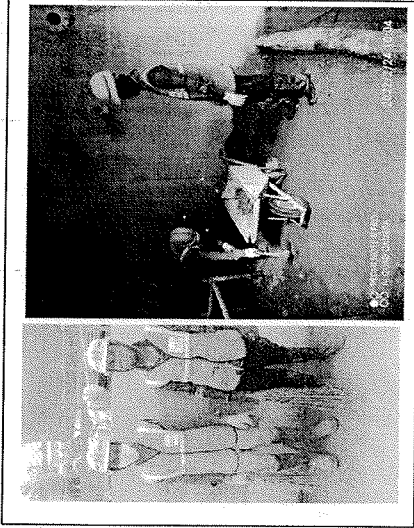
HSE DEPT



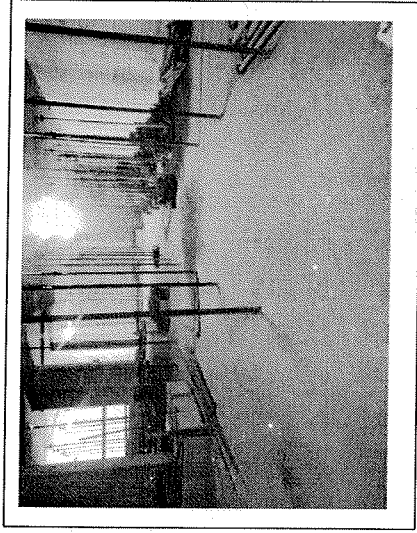
# GOOD PRACTICES



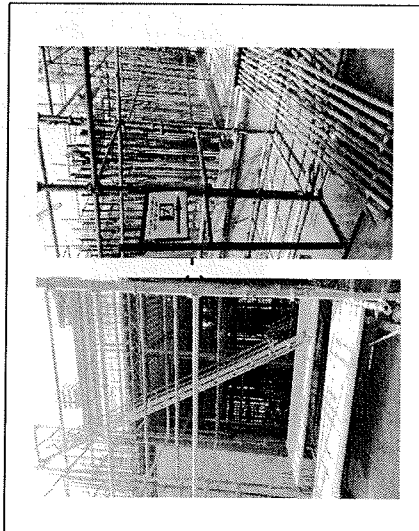
Rubber mat available



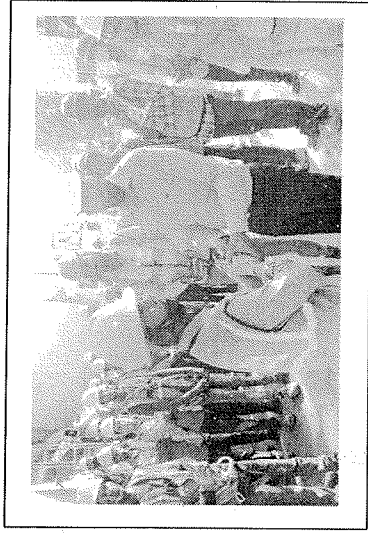
Separate housekeeping team



Housekeeping at basement area

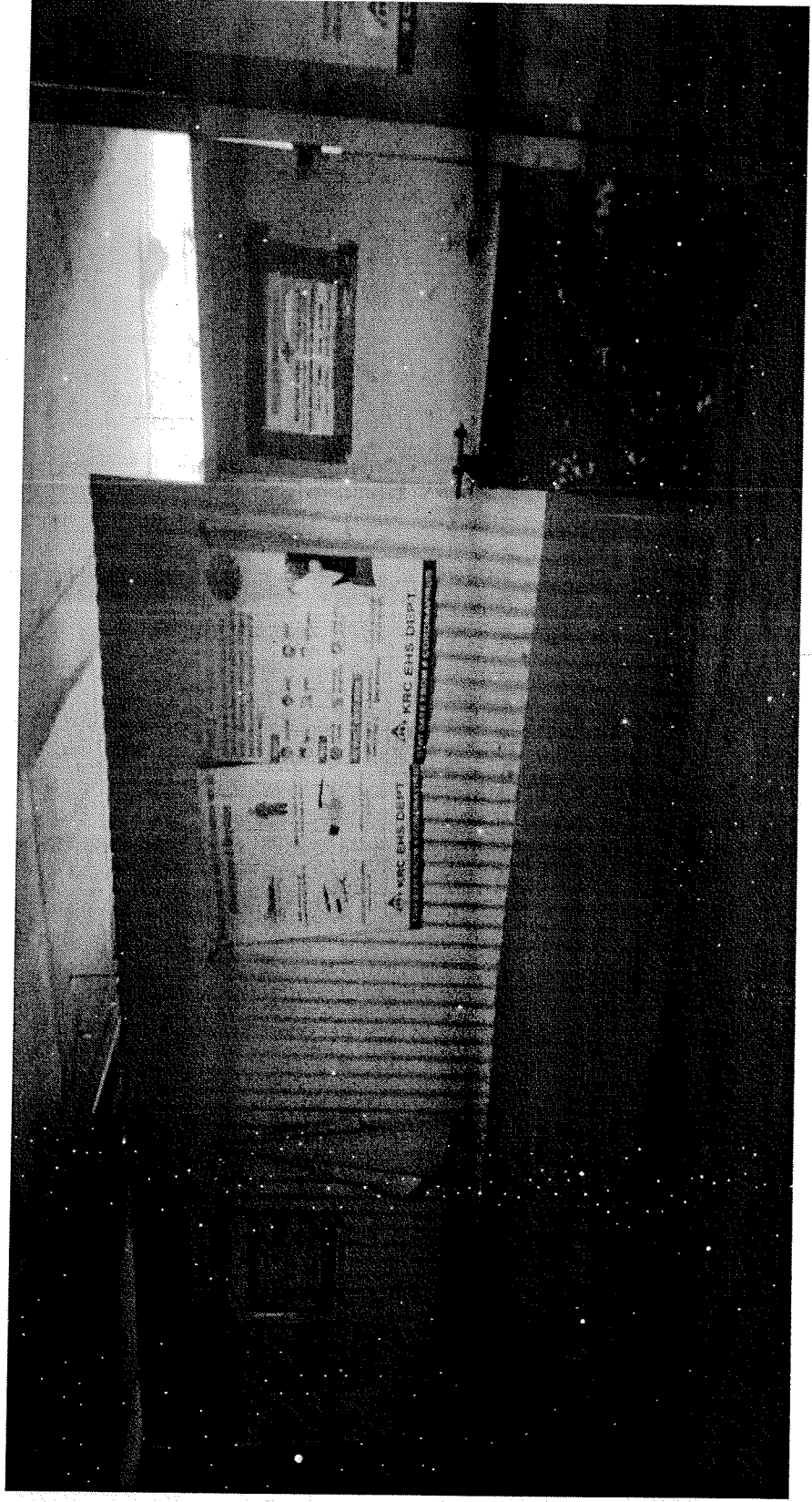


Safe access provided at site



Monthly motivational program

Doctor room



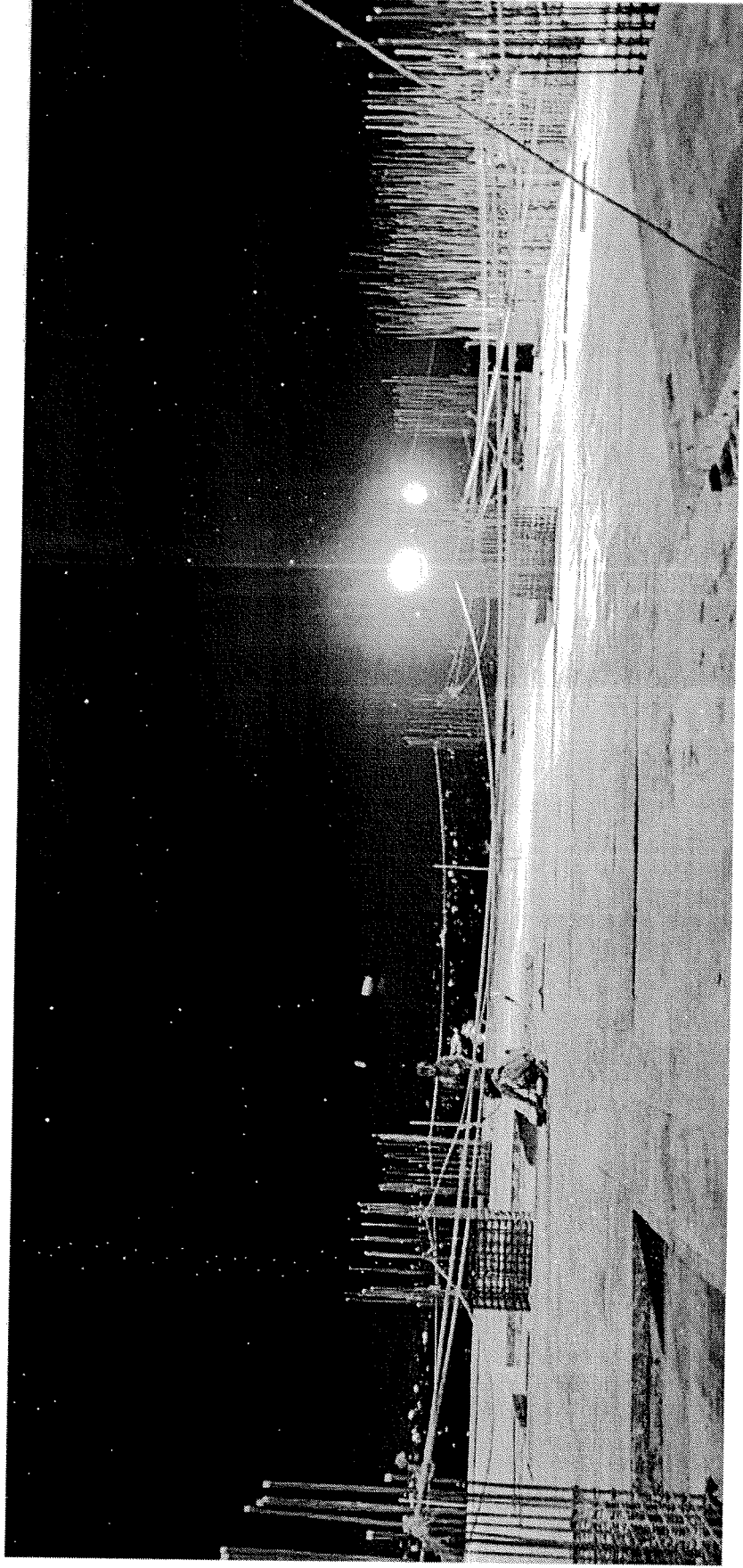
Labour camp



# Aquaguard purified water supply



# Site illumination









**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Solid Waste Management Department)

Office of Executive Engineer,  
SWM SWM Zonal Office 1,

Application Number - EB/5204/E/A-SWM, dated - 04/Jun/2018  
Issued remarks Number SWM/000599/2018/E/CTY Dated 04/Jun/2018.

To (Architect / L.S), Rakesh Kumar Raheja Tower, Plot No. C-30, GBlock Bandra Kurla Complex, Bandra (E) 400051	CC (Owner), Genext Hardware & Parks Pvt.Ltd C.A. to Capricon Reality Ltd Raheja Tower, G'Block, C-30, Bandra Kurla Complex, Bandra (E) 400 051
---	--

**Subject :-** Approval to Construction and Demolition waste management plan for the site at CTS/CS Number 1903,1904,1905,1/1905 and 2/1905 of village Byculia at ward Ward E.

**Reference :-** Your application / online submission for C & D Waste Management Plan leveling & filling at designated site. Dtd. 04/Jun/2018  
IOD No. and Date :- EB/5204/E/A-IOD & 06/Jul/2013

With reference to your application / online submission, the Construction and Demolition waste management plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016". You are allowed to transport Construction & Demolition waste from construction site to the designated filling & leveling site subject to following term conditions.

1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon'ble Supreme Court and instructions therein.
2. You shall handle & transport Construction & Demolition Waste to the extent of **3600 Brass X 2.83 = 10188 Cu. Mtr. Only to designated unloading site** - M/s. Thakur Stone Quarry Survey No. 208, (New 4/3) of village Bhayanderpada (Ovala), Taluka Thane, Dist. Thane (M/s. Mishra Transport Service)
3. You shall transport the C & D waste with proper precautions and employ adequate measures safeguards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C & D waste for filling and leveling purpose. The C & D waste shall be transported and deposited at the designated site only.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C & D Waste Management Plan.
6. The Construction & Demolition Waste shall be transported through your Transport Contractor M/S. Bastiwala Infrastructure.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. **The copy of approved Construction and Demolition Management Plan shall be accompanied with each and every vehicle** under this approval. The developer shall issue the proper challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C & D material transported and shall make it available to MCGM

and / or Monitoring Committee whenever required for inspection.

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

**Note:**

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

Landscape Development







# Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## Form 4

See rules 6(5),13(8),16(6) and 20(2) of Hazardous and other wastes 2016

### FORM FOR FILING ANNUAL RETURNS

[ To be submitted to state pollution control board/pollution control committee by 30th June of every year for the preceeding period April to march]

#### Unique Application Number:

MPCB-HW\_ANNUAL\_RETURN-0000035814

#### Submitted On:

09-06-2023

#### Industry Type :

Generator

#### Submitted for Year:

2023

#### 1. Name of the generator/operator of facility

M/s. Genext Hardware & Parks Pvt. Ltd.

#### Address of the unit/facility

Sub plot "B" bearing CTS. No. 1903(pt), 1904(pt), 1905, 1/1905, 2/1905 of Byculla Division of Dr. A. L. Nair-Road, Maulana Azad Road, Jacob circle, Mahalaxmi, Mumbai-400011

#### 1b. Authorization Number

1. Bldg. 1: Format 1.0/BO/CAC-cell/EIC-MU-6910-15/CO(Part-I)/CAC-7502 Dated. 02.06.2016 valid upto 31.10.2021 & 2. Bldg. 2: Format 1.0/CAC-CELL/UAN No. 0000093490/CR-2011000784 Dated 12.11.2020 valid

#### Date of issue

Mar 13, 2020

#### Date of validity of consent

Feb 28, 2025

#### 2. Name of the authorised person

Mr. Manish Kothari (Associate Vice President)

#### Full address of authorised person

M/s. Genext Hardware & Parks Pvt. Ltd. Sub plot "B" bearing CTS. No. 1903(pt), 1904(pt), 1905, 1/1905, 2/1905 of Byculla Division of Dr. A. L. Nair Road, Maulana Azad Road, Jacob circle, Mahalaxmi, Mumbai-400011

#### Telephone

9820880060

#### Fax

022-26564306

#### Email

mkothari@kraheja.com

3. Production during the year (product wise), wherever applicable

Product Type *	Product Name *	Consented Quantity	Actual Quantity	UOM
OTHERS	Not Applicable as project is for construction of residential building & composite Building with Public Parking Lot	0.0000	0	--NA--

### PART A: To be filled by hazardous waste generators

#### 1. Total Quantity of waste generated category wise

Type of hazardous waste	Waste Name	Consented Quantity	Quantity	UOM
5.1 Used or spent oil	Used/ Spent Oil	0.340	0.600	KL/Anum

#### 2. Quantity dispatched category wise.

Type of Waste	Quantity of waste	UOM	Dispatched to	Facility Name
5.1 Used or spent oil	0.600	KL/Anum	Recycler or Actual user	Plus Lubricant Gut No 228(P1) S No 43, Satepada Road Village Ambitghar, wada Dist- Palghar 421303 Maharashtra.

3. Quantity Utilised in-house, If any

Type of Waste	Name of Waste	Quantity of Waste	UOM
	Not Applicable	0	KL/Anum

4. Quantity in storage at the end of the year

Type of Waste	Name of Waste	Quantity of Waste	UOM
5.1 Used or spent oil	Used/ Spent Oil	0	KL/Anum

5. Quantity disposed in landfills as such and after treatment

Type	Quantity	UOM
Direct landfilling	NA	KL/Anum
Landfill after treatment	NA	KL/Anum

6. Quantity incinerated (if applicable) UOM

NA	KL/Anum
----	---------

### PART B: To be filled by Treatment, storage, and disposal facility operators

1. Total Quantity received	UOM	State Name
NA	KL/Anum	Maharashtra

2. Quantity in stock at the beginning of the year	UOM
NA	KL/Anum

3. Quantity treated	UOM
NA	KL/Anum

4. Quantity disposed in landfills as such and after treatment

Type	Quantity	UOM
Direct landfilling	NA	KL/Anum
Landfill after treatment	NA	KL/Anum

5. Quantity incinerated (if applicable)	UOM
NA	KL/Anum

6. Quantity processed other than specified above	UOM
NA	KL/Anum

7. Quantity in storage at the end of the year.	UOM
NA	KL/Anum

### PART C: To be filled by recyclers or co-processors or other users

1. Quantity of waste received during the year

Waste Name/Category	Country Name	State Name	Quantity of waste received from domestic sources	Quantity of waste imported (If any)	Units
NA	India	Maharashtra	NA	NA	KL/Anum

2. Quantity in stock at the beginning of the year

Waste Name/Category	Quantity	UOM
NA	NA	KL/Anum

3. Quantity of waste recycled or co-processed or used

Name of Waste	Type of Waste	Quantity	UOM
NA	NA	NA	KL/Anum

4. Quantity of products dispatched (wherever applicable)

Name of product	Quantity	UOM
-----------------	----------	-----

NA NA KL/Anum

5. Total quantity of waste generated

**Waste name/category** **quantity** **UOM**  
NA NA KL/Anum

6. Total quantity of waste disposed

**Waste name/category** **quantity** **UOM**  
NA NA KL/Anum

7. Total quantity of waste re-exported (If Applicable)

**Waste name/category** **quantity** **UOM**  
NA NA KL/Anum

8. Quantity in storage at the end of the year

**Waste name/category** **quantity** **UOM**  
NA NA KL/Anum

9. Quantity disposed in landfills as such and after treatment

**Type** **Quantity** **UOM**  
Direct landfilling NA KL/Anum  
Landfill after treatment NA KL/Anum

10. Quantity incinerated (if applicable)

NA UOM  
KL/Anum

Personal Details

**Place** **Date** **Designation**  
Mumbai 2023-06-09 Associate Vice President





DG set photograph

ANNEXURE XV





PUC

4/10/2022

2 incobce

1	MH20 RE 3540	KUNAL	PANCL	329320	KOTAK	MH20-000 320953	09/11/2022	Kumars	Adltgr
2	MH45CB 3035	SACHIN	KANDEVAN	203545	H.D.F.C	MH20120032307	17/12/2022	31/17	Adltgr
(5/10/2022)									
1	MH50CK 5215	RAJDEET	MUMBAL	296018	KOTAK	MH09856003500	08/10/2022	20/17	Adltgr
(6/10/2022)									
1	MH43HR 4138	PRASHANT	VIRAR	296018	BAJAJ	MH39003050602	19/12/2022	Prasant	Adltgr
2	MH12CE 1872	SURSHASH	MUMBAI	693652	SBI	MH437260934206	19/11/2022	26/16	Adltgr
7/10/2022									
1	MH04EB 2418	VCHASH	KURLA	28651	AXIS	321019322	16/11/22	KASH	Adltgr
2	MH46AR 0831	ROSHAN	WASAL	9467	YES BANK	251581125	13/12/22	KOSHAN	Adltgr
(8/10/2022)									
1	MH04DK 3514	HANSHAD	BKULLA	2015131	BAJAJ	2280205	27/11/2022	HANSHAD	Adltgr
10/10/2022									
1	MH04FU 5211	ASHOK KUMAR	GOWARI	86577	BAJAJ	31203310	08/12/22	31/17	Adltgr
2	MH48J 5775	VEDAY GUPTA	PALGHAR	99302	KOTAK	210302210	10/12/22	10/17	Adltgr
(11/10/2022)									
1	MH18J 2293	HARSH	TURBHE	99302	SBI	9348708	10/11/22	31/17	Adltgr
2	MH04F 5738	JAMERAMAN	KURLA	402716	H.D.F.C	4762250	19/12/22	10/17	Adltgr
(12/10/2022)									
1	MH15AX 5626	YOGESH	BEROLI	479628	SBI	7692503	18/11/22	21/17	Adltgr
2	MH06K 3509	SANTOSH PATIL	DABAR	728532	H.D.F.C	44212200	19/12/22	31/17	Adltgr

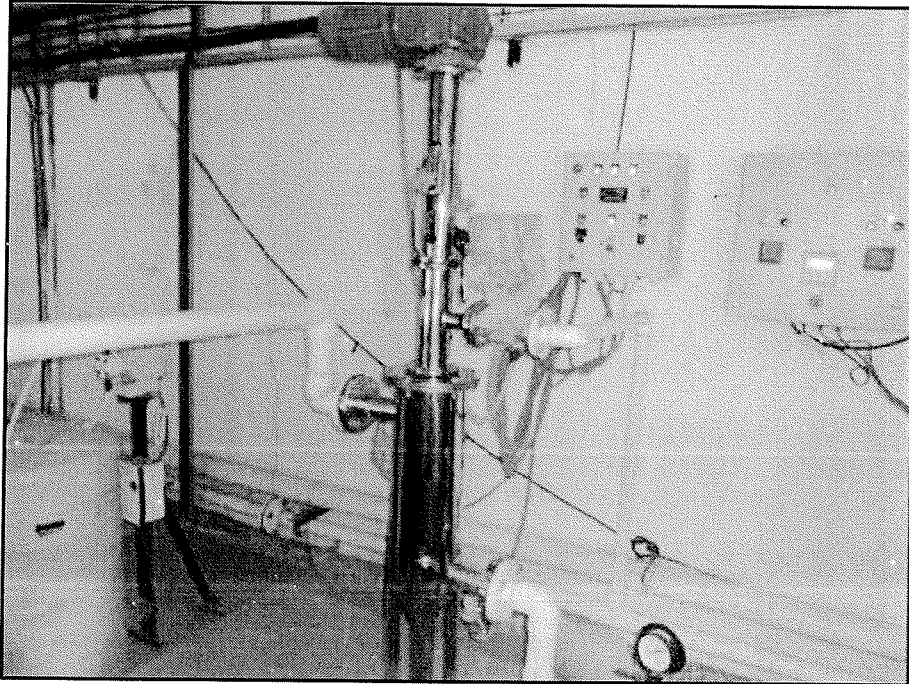






## Photographs of STP

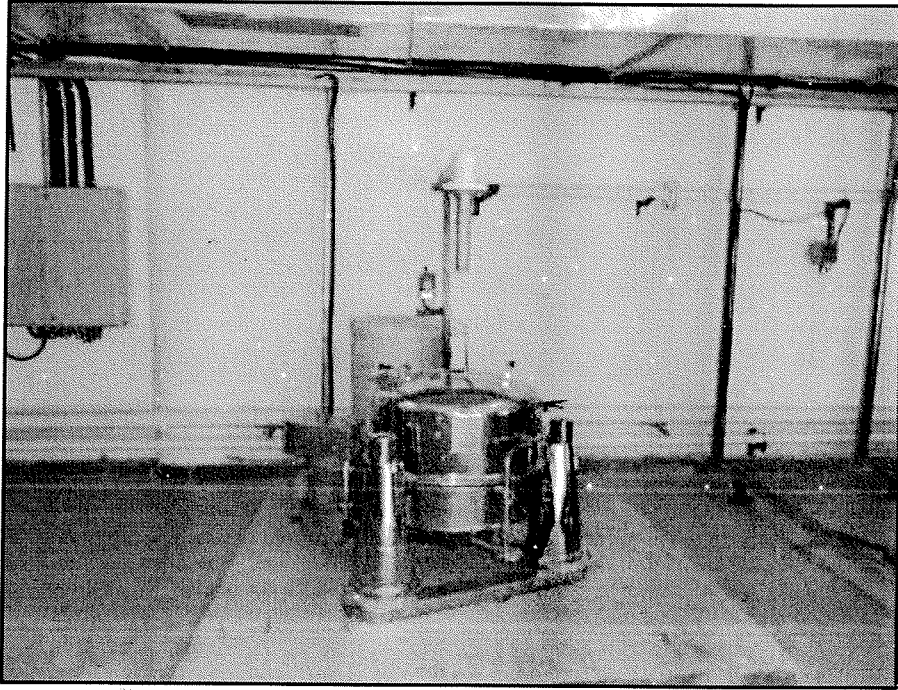
Annexure XVIII



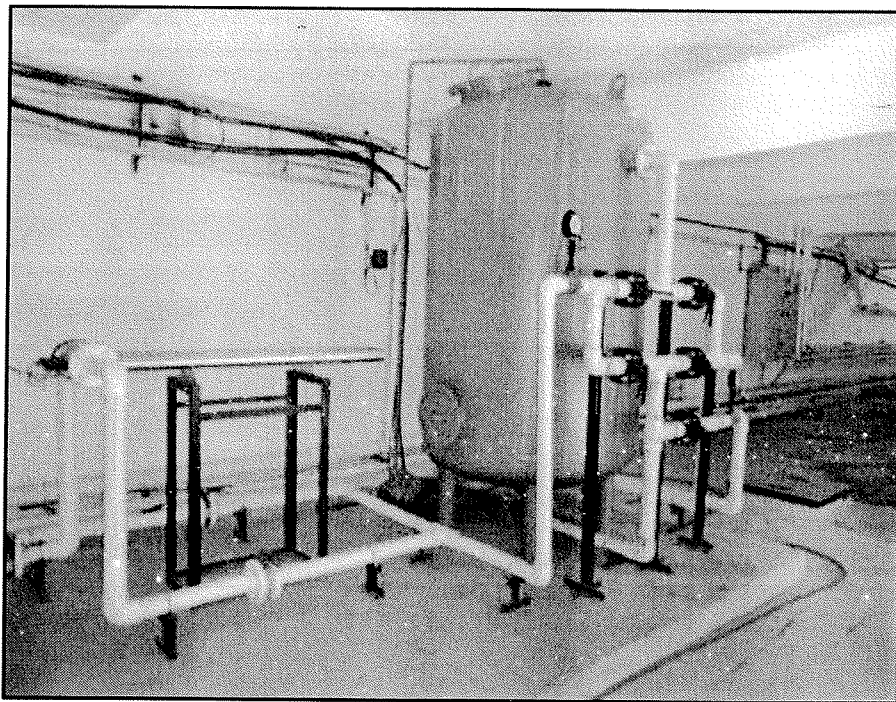
Mechanical Micro Filter



## Photographs of STP

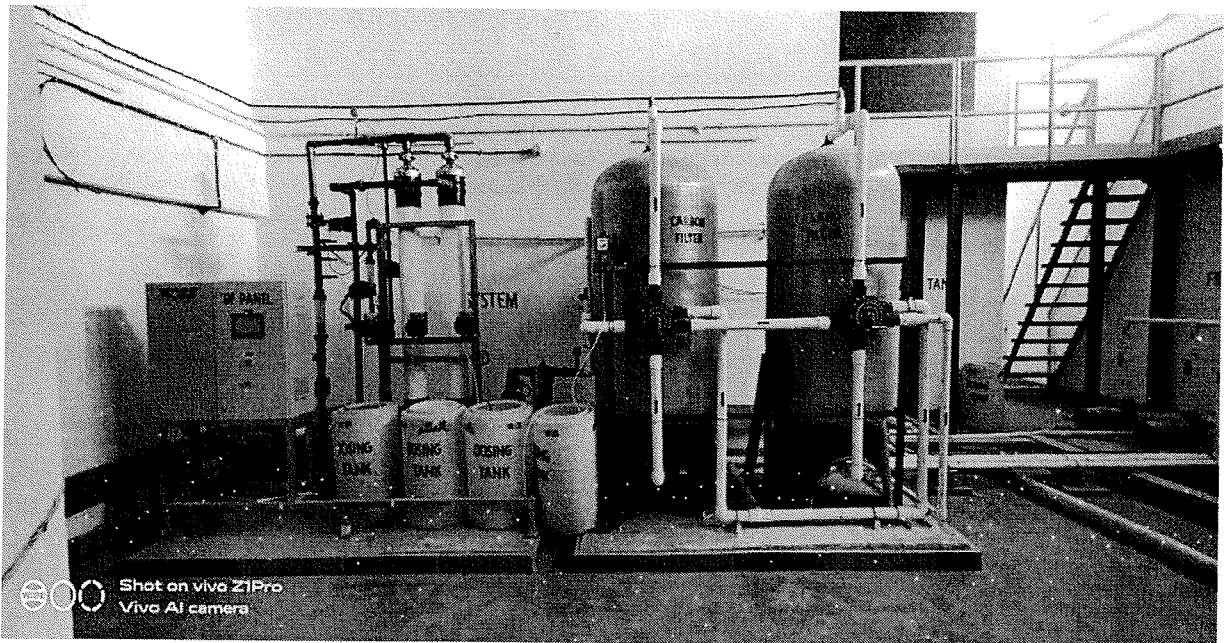
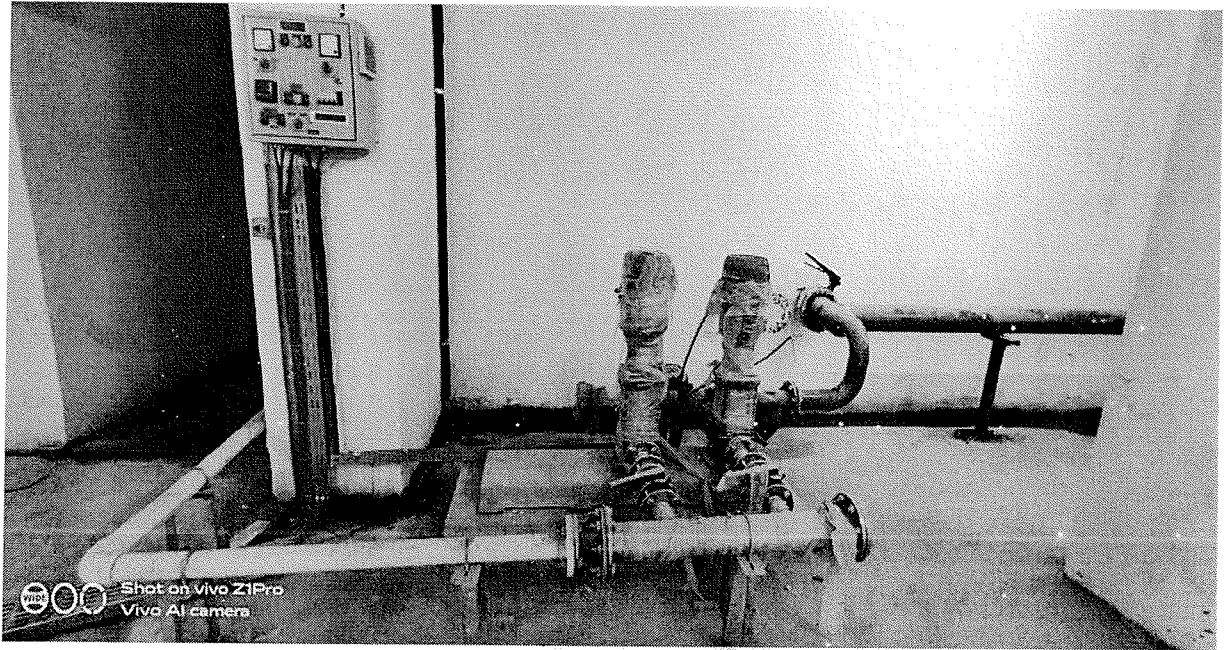


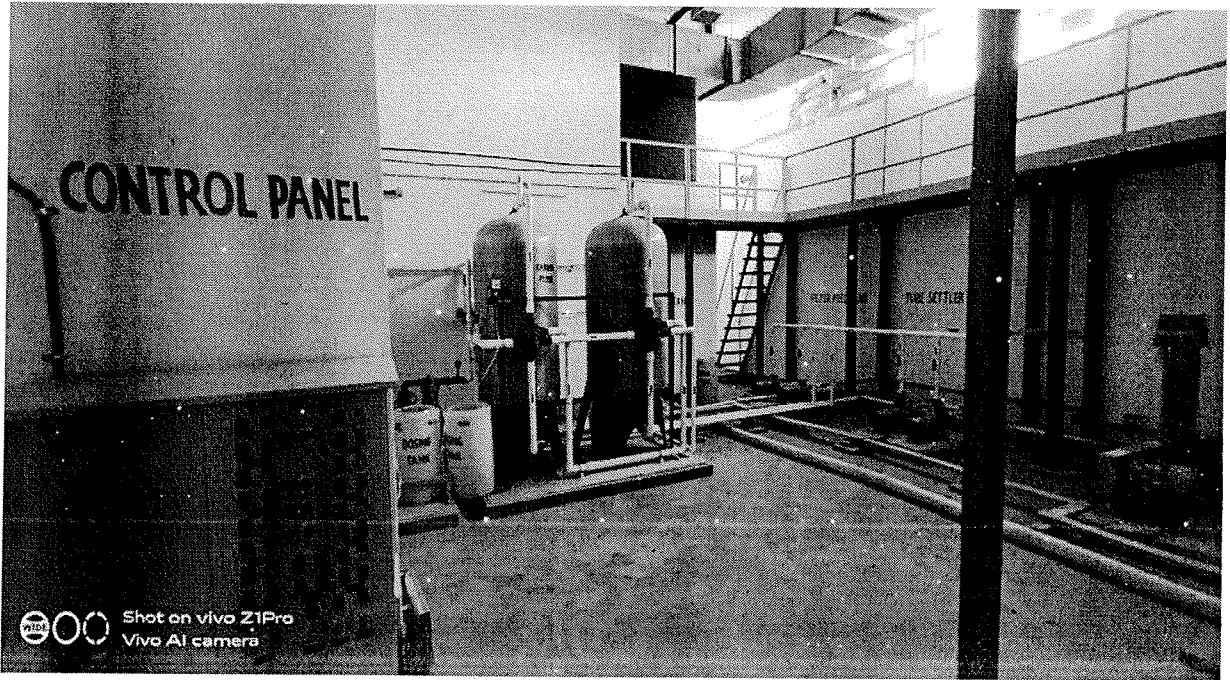
Centrifugal Sludge Cake Basket



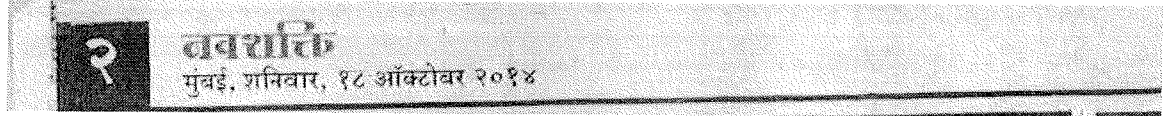
Activated Carbon Filter & UV Filter







## Advertisement



**जेनेक्स हार्डवेअर  
अॅन्ड पार्कस प्रा.लि.**

आमचा सर्व्हे न. १९०३ (pt),  
१९०४ (pt), १९०५, १/१९०५,  
२/१९०५ भायाखळा, मुंबई येथील  
प्रस्तावित रहिवासी प्रकल्पाचा  
अतिरिक्त विकास आणि विस्तार  
तसेच महानगरपालिकेचा सार्वजनिक  
वाहनतळ ह्या प्रकल्पाला पर्यावरण  
विभाग, मुंबई, यांच्याकडून SEAC-  
2014/CR-35/TC-1 ह्या  
पत्रकाखाली दिनांक २९ सप्टेंबर,  
२०१४ रोजी पर्यावरण विषयक मंजूरी  
देण्यात आली आहे.  
सदर पर्यावरण विषयक मंजूरीची प्रत  
सहाराष्ट्र प्रदूषण नियंत्रक मंडळ यांच्या  
कार्यालयामध्ये आणि पर्यावरण  
विभाग महाराष्ट्र शासन यांच्या  
<http://envis.maharashtra.gov.in>  
या संकेतस्थळावर उपलब्ध आहे.

FREE PRESS JOURNAL  
FRIDAY, SATURDAY | OCTOBER 18, 2014

**Genext Hardware & Parks  
Pvt. Ltd.**

Our proposed Additional  
Development and Expansion to the  
Residential Complex along with the  
Proposed Composite Building with a  
Municipal Public Parking Lot and a  
Residential Wing at CB No. 1803(pt),  
1804(pt), 1805, 1/1805, 2/1805 at  
Byculla Division, Mumbai was  
accorded the Environmental  
Clearance from the Department of  
Environment, Government of  
Maharashtra vide letter no. SEAC-  
2014/CR-55/TC-1 dt. 29th  
September 2014.

The copies of clearance letter are  
available with Maharashtra Pollution  
Control Board and may also be seen  
on the Department of Environment  
Govt. of Maharashtra website at  
<http://envis.maharashtra.gov.in>









# Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

## FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2023

### Unique Application Number

MPCB-ENVIRONMENT\_STATEMENT-0000059462

### Submitted Date

25-09-2023

## PART A

### Company Information

#### Company Name

Genext Hardware and Parks Pvt Ltd

#### Application UAN number

--

#### Address

CS No. 1903 (pt),  
1904(pt),1905,1/1905,2/1905 at  
Byculla Division, Mumbai.

#### Plot no

CS No. 1903 (pt),  
1904(pt),1905,1/1905,2/1905

#### Taluka

Mumbai

#### Village

Mumbai

#### Capital Investment (In lakhs)

192255

#### Scale

Large

#### City

Mumbai

#### Pincode

400013

#### Person Name

Mr. Manish Kothari

#### Designation

Associate Vice President -  
Projects

#### Telephone Number

23003377

#### Fax Number

23003382

#### Email

mkothari@kraheja.com

#### Region

SRO-Mumbai I

#### Industry Category

Red

#### Industry Type

other

#### Last Environmental statement submitted online

yes

#### Consent Number

Format1.0/BO/CAC-cell/EIC-MU-6910-15/CO(Part-I)/CAC-7502 &  
Format 1.0/CAC-CELL/UAN No. 0000077338/CE-2003000841 &  
Format 1.0/CAC- CELL/UAN No. 0000093890/CR-2011000784

#### Consent Issue Date

02/06/2016 & 13/03/2020 &  
12/11/2020

#### Consent Valid Upto

31/10/2021 & 28/02/2025 &  
30/06/2021

#### Establishment Year

2006

#### Date of last environment statement submitted

Sep 30 2022  
12:00:00:000AM

#### Industry Category Primary (STC Code) & Secondary (STC Code)

### Product Information

#### Product Name

Not Applicable (As project is for Residential Complex and a Municipal Parking Lot wing)

#### Consent Quantity Actual Quantity UOM

0 0 MT/A

### By-product Information

#### By Product Name

#### Consent Quantity Actual Quantity UOM

Not Applicable (As project is for Residential Complex and a Municipal Parking Lot wing) 0 0 MT/A

## Part-B (Water & Raw Material Consumption)

### 1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	395.00	740.02
All others	0.00	14.64
<b>Total</b>	<b>395.00</b>	<b>754.66</b>

### 2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Daily quantity of trade effluent	0	0	CMD
Daily quantity of sewage effluent	315	293.95	CMD
Daily quantity of treated effluent	0	264.55	CMD

### 2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
Not Applicable -Residential Complex & Composite Building with Commercial wing and a Municipal Parking Lot wing	0	0	CMD

### 3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Not Applicable - Residential Complex & Composite Building with Commercial wing and a Municipal Parking Lot wing	0	0	Ton/Ton

### 4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	6661.44	2.015	KL/A

## Part-C

### Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

#### [A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/Lit) Except PH, Temp, Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
pH	0	7.40	17.78	5.5 - 9.0	Not applicable
TSS	2.65	9.00	55.00	20 mg/l	Not applicable
COD	10.58	36.00	28.00	50 mg/l	Not applicable
BOD @ 27oC, 3days	3.67	12.50	--	10 mg/l	Not applicable



**[B] Air (Stack)**

<b>Pollutants Detail</b>	<b>Quantity of Pollutants discharged (kL/day)</b>	<b>Concentration of Pollutants discharged (Mg/NM3)</b>	<b>Percentage of variation from prescribed standards with reasons</b>	<b>Standard</b>	<b>Reason</b>
	<b>Quantity</b>	<b>Concentration</b>	<b>%variation</b>		
DG Sets are provided for power back-up purpose. DG was not operated during period April 2022 to March 2023	0	0	--	--	--

**Part-D****HAZARDOUS WASTES****1) From Process**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
5.1 Used or spent oil	0.50	0.600	KL/A
Other Hazardous Waste	0.04	0.24	MT/A

**2) From Pollution Control Facilities**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	KL/A

**Part-E****SOLID WASTES****1) From Process**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
Dry Waste	60	90.18	MT/A
Wet Waste	84	93.37	MT/A

**2) From Pollution Control Facilities**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
STP sludge	0.120	0.05	MT/A

**3) Quantity Recycled or Re-utilized within the unit**

<b>Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	MT/A

**Part-F**

**Please specify the characteristics (in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.**

**1) Hazardous Waste**

<b>Type of Hazardous Waste Generated</b>	<b>Qty of Hazardous Waste</b>	<b>UOM</b>	<b>Concentration of Hazardous Waste</b>
5.1 Used or spent oil	0.600	KL/A	Oily (Disposal - Sale to authorized recycler)
Other Hazardous Waste	0.24	MT/A	Solid (Disposal - Sale to authorized E- Waste recycler)

**2) Solid Waste**

<b>Type of Solid Waste Generated</b>	<b>Qty of Solid Waste</b>	<b>UOM</b>	<b>Concentration of Solid Waste</b>
Dry Waste	90.18	MT/A	100% (Sold to authorized recycler)
Wet Waste	93.37	MT/A	The generated wet waste is processed through OWC and used at manure within site.
STP Sludge	0.05	MT/A	Used as Manure

#### Part-G

*Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.*

<b>Description</b>	<b>Reduction in Water Consumption (M3/day)</b>	<b>Reduction in Fuel &amp; Solvent Consumption (KL/day)</b>	<b>Reduction in Raw Material (Kg)</b>	<b>Reduction in Power Consumption (KWH)</b>	<b>Capital Investment(in Lacs)</b>	<b>Reduction in Maintenance(in Lacs)</b>
Sewage Treatment Plant with capacity of 300 CMD is provided to treat sewage generated from entire site. 80 % of sewage is recycled / reused within the site for flushing, fire fighting, cooling of Air	95	0.00017	0.000	0.000	143	0.000

#### Part-H

*Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.*

*[A] Investment made during the period of Environmental Statement*

<b>Detail of measures for Environmental Protection</b>	<b>Environmental Protection Measures</b>	<b>Capital Investment (Lacks)</b>
STP AMC	--	22.57
Waste management AMC	--	8.00

*[B] Investment Proposed for next Year*

<b>Detail of measures for Environmental Protection</b>	<b>Environmental Protection Measures</b>	<b>Capital Investment (Lacks)</b>
STP AMC	--	24.4
Waste management AMC	--	8.64

#### Part-I

*Any other particulars for improving the quality of the environment.*

##### Particulars

Water consumption figures are shown for fresh as well as Recycled Water from STP. Housekeeping is taking on top priority and engaged sufficient manpower for maintaining neat and clean environment in the premises.

##### Name & Designation

Mr. Manish Kothari (Associate Vice President - Projects)

##### UAN No:

MPCB-ENVIRONMENT\_STATEMENT-0000059462

##### Submitted On:

25-09-2023