



**TULSIANI-SUMER ASSOCIATES**  
BUILDERS & DEVELOPERS

4/11/2019.  
~~7<sup>th</sup> October, 2019~~

To,  
Ministry of Environment and Forest,  
Climate Change, Regional Offices (WCZ),  
Ground Floor, East Wing, New Secretariat Building,  
Civil Line, Nagpur – 440001. Maharashtra.

**Sub** : Submission of six monthly compliance reports as per terms & conditions stipulated In Environmental clearance letter for construction of proposed “Sahar Plaza’, Located at plot no. 179A to H (new CTS no.) of village Mulgaon & CTS no. 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no.) & 238/B of village Kondivita of MV road, Andheri (East), Mumbai. Maharashtra.”

**Ref. No.** : Environment clearance granted by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-185/TC-1, dated: 10/12/2014.

Respected Sir,

In reference to the above referred letter of your highly revered office we would like to submit the current Status of our construction work and Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter SEAC-2013/CR-185/TC-1, dated: 10/12/2014 along with the necessary annexure.

This compliance report is submitted for the period from April 2019 to September 2019.

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

Yours Sincerely,

For Tulsiani Sumer Associates

Authorized Signatory

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

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



**TULSIANI-SUMER ASSOCIATES**  
BUILDERS & DEVELOPERS

4/11/2019

~~7<sup>th</sup> October, 2019~~

To  
Regional Office,  
Maharashtra Pollution Control Board,  
Kalpataru Point, 1<sup>st</sup> floor, Sion Circle,  
In front of Cine Planate Theater,  
Shiv (East), Mumbai - 400 022.

Sub : Submission of six monthly compliance reports as per terms & conditions stipulated In Environmental clearance letter for construction of proposed "Sahar Plaza", Located at plot no. 179A to H (new CTS no.) of village Mulgaon & CTS no. 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no.) & 238/B of village Kondivita of MV road, Andheri (East), Mumbai. Maharashtra."

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BUILDERS & DEVELOPERS

4/11/2019

~~7<sup>th</sup> October, 2019~~

To  
The Member Secretary, Environment Department,  
Government of Maharashtra, 15<sup>th</sup> floor,  
New Administrative Building,  
Madam Cama Road, Mantralaya,  
Mumbai – 400 032, Maharashtra.

Sub : Submission of six monthly compliance reports as per terms & conditions stipulated In Environmental clearance letter for construction of proposed “Sahar Plaza”, Located at plot no. 179A to H (new CTS no.) of village Mulgaon & CTS no. 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no.) & 238/B of village Kondivita of MV road, Andheri (East), Mumbai. Maharashtra.”

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Datasheet & Annexures.

Copy to Regional Office, MoEF & CC, Nagpur.  
Regional Office, MPCB, Sion, Mumbai.

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**: PART A :**

**Current status of work**

Current status of construction work		:	<ul style="list-style-type: none"><li>❖ Construction status as on September 2019; 1,12,000 Sq. meters.</li><li>❖ <b>Building no.3</b> Wing aa1 – Basement Completed. 5<sup>th</sup> floor slab in progress. Brick work completed upto 4<sup>th</sup> floor.</li><li>Wing bb1 – Completed &amp; OC granted.</li><li>❖ <b>Club house – Completed &amp; OC granted.</b></li><li>❖ Please refer <b>Annexure – 1 for Occupancy Certificate.</b></li></ul>
a.	Date of commencement (Actual and/or planned)	:	13/01/2007 (Actual)
b.	Date of completion (Actual and/or planned)	:	December, 2020 (Planned)

**: PART B :**

**Compliance status of conditions stipulated in environmental clearance for ‘Sahar Plaza’, located at villages Mulgaon & Kondivita of M. V. Road, Andheri (East), Mumbai granted by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR.185/TC.1, dated: 10/12/2014 are as follows;**

Sr. No	Stipulated clearance condition	Compliance status
<b>General conditions for pre-construction phase :</b>		
i	This environmental clearance is issued subject to restricting total FSI 71,613 sq m & parking to 215 as per approved plans by MCGM vide letter dated 17.06.2011 & 12.06.2014 approved.	<ul style="list-style-type: none"> <li>❖ As per the 87<sup>th</sup> meeting held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015. SEIAA, Govt. of Maharashtra granted amended in the parking to 636 nos.</li> <li>❖ Received concession document from MCGM dated: 12/06/2014.</li> <li>❖ Please refer <b>Annexure – 2 for minutes of the 87<sup>th</sup> meeting of SEIAA.</b></li> </ul>
ii	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.	<ul style="list-style-type: none"> <li>❖ Obtained Environmental clearance from MoEF, Govt. of India vide file no. 21-139/2006-IA-III, dated: 19/10/2006 and</li> <li>❖ Amendment in Environmental clearance by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR.185/TC.1, dated: 10/12/2014.</li> <li>❖ Please refer <b>Annexure – 3 for Environmental clearance copies.</b></li> <li>❖ MCGM issued commencement certificate for the project vide letter no. CE/9152/WS/AK, dated: 27/03/2012.</li> <li>❖ Please refer <b>Annexure – 4 for Commencement certificate.</b></li> <li>❖ Obtained Fire NOC from Dy. Chief Fire Officer, Mumbai fire Brigade, MCGM vide letter no. FB/HR/RIV/501, dated: 06/12/2013.</li> <li>❖ Please refer <b>Annexure – 5 for Fire NOC.</b></li> </ul>
iii	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angel including clearance from the standing committee of the National Board for Wild life as if applicable & this environmental clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	<ul style="list-style-type: none"> <li>❖ NOC from Wild Life Board is Not Applicable as per final Notification reg. ESZ of SGNP published by MoEF &amp; CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.</li> </ul>

Sr. No	Stipulated clearance condition	Compliance status
iv	PP has to abide by the conditions stipulated by SEAC & SEIAA.	❖ Agreed to comply with.
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.	<ul style="list-style-type: none"> <li>❖ Building plan is approved by Municipal Corporation of Greater Mumbai (MCGM) vide letter no. CE/9152/WS/AK, dated: 13/08/2019.</li> <li>❖ Please refer <b>Annexure – 6 for Approved Layout plan.</b></li> <li>❖ MCGM issued commencement certificate for the project vide letter no. CE/9152/WS/AK, dated: 27/03/2012.</li> <li>❖ Obtained Environmental clearance from MoEF, Govt. of India vide file no. 21-139/2006-IA-III, dated: 19/10/2006 and Amended in Environmental clearance by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR.185/TC.1, dated: 10/12/2014.</li> <li>❖ Construction built-up area, height of the building is in accordance with the existing FSI norms of the MCGM.</li> <li>❖ Height of the building is as per the approved building plan.</li> <li>❖ MCGM issued Sanctioned Revised Development Plan Remarks for the Project vide letter no. CHE/183/DPWS/K/E, dated: 28/05/2014.</li> <li>❖ As per DP remarks project site falls under Special Industrial Zone (I-3).</li> <li>❖ Please refer <b>Annexure – 7 for Revised DP remarks.</b></li> <li>❖ Obtained Height clearance from Airports Authority of India vide no. BT-1/NOCC/CS/MUM/14/550/419, dated: 25/02/2015.</li> <li>❖ Please refer <b>Annexure – 8 for Height Clearance NOC.</b></li> </ul>
vi	“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.	<ul style="list-style-type: none"> <li>❖ MPCB granted consent to establish vide order no. BO/RO (P&amp;P) 338, dated: 22/03/2006 and Re-validation of consent to establish vides order no. Format 1.0/BO/RO-HQ/MU-7088-16/CE-Revalidation/CC-0259, dated: 03/02/2017.</li> <li>❖ Please refer <b>Annexure – 9 for Revalidated consent to establish.</b></li> </ul>

Sr. No	Stipulated clearance condition	Compliance status
vii	All required Sanitary & Hygienic Measures should be in Place before starting construction activities and to be maintained throughout the Construction phase.	<ul style="list-style-type: none"> <li>❖ All necessary facility has been provided on site for the construction workers.</li> <li>❖ 20 nos of hutments are provided on site for 07 nos of residential workers.</li> <li>❖ Site sanitation like safe &amp; adequate Municipal water for drinking and Tanker water for domestic purpose, 06 nos of toilets with septic tank, 06 no of bathroom, first Aid kit and periodical medical checkup facilities have been provided.</li> <li>❖ Please refer <b>Annexure – 10 for Health Screening reports for workers.</b></li> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> <li>❖ Green dust been provided for biodegradable waste and Blue dustbin provided for non-biodegradable waste at source generation.</li> </ul>
<b>General Conditions for Construction Phase:</b>		
i	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche, and first Aid room etc.	<ul style="list-style-type: none"> <li>❖ All necessary facility has been provided on site for the construction workers.</li> <li>❖ 20 nos of hutments are provided on site for 07 nos of residential workers.</li> <li>❖ Site sanitation like safe &amp; adequate Municipal water for drinking and Tanker water for domestic purpose, 06 nos of toilets with septic tank, 06 no of bathroom, first Aid kit and periodical medical checkup facilities have been provided.</li> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> <li>❖ Green dust been provided for biodegradable waste and Blue dustbin provided for non-biodegradable waste at source generation.</li> <li>❖ Waste generated from toilets and bathrooms is being disposed off through to Septic tank &amp; soak pits.</li> </ul>
ii	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> <li>❖ All necessary facility has been provided on site for the construction workers.</li> <li>❖ 20 nos of hutments are provided on site for 07 nos of residential workers.</li> <li>❖ Site sanitation like safe &amp; adequate Municipal water for drinking and Tanker</li> </ul>

Sr. No	Stipulated clearance condition	Compliance status
		<p>water for domestic purpose, 06 nos of toilets with septic tank, 06 no of bathroom, first Aid kit and periodical medical checkup facilities have been provided.</p> <ul style="list-style-type: none"> <li>❖ Proper housekeeping &amp; regular pest control have been carried out.</li> <li>❖ Green dust been provided for biodegradable waste and Blue dustbin provided for non-biodegradable waste at source generation.</li> <li>❖ Waste generated from toilets and bathrooms is being disposed off through to Septic tank &amp; soak pits.</li> </ul>
iii	<p>The solid waste generated should be properly collected and segregated. Dry /inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.</p>	<ul style="list-style-type: none"> <li>❖ Proper housekeeping &amp; regular pest control have been carried out throughout construction.</li> <li>❖ Provision is made for a temporary room within the project site for collection, segregation and storage of biodegradable &amp; non-biodegradable waste.</li> <li>❖ The biodegradable waste &amp; Non-biodegradable waste is handed over to local solid waste management facility for further treatment on daily basis.</li> </ul>
iv	<p>Disposal of muck during construction phase should not create any adverse effects 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.</p>	<ul style="list-style-type: none"> <li>❖ Excavated material was partly re-used on plot for plot leveling and partly disposed to authorized landfill site as per the approval from solid waste management division of MCGM vide letter no. Ex. ENG/SWM/491/Z-III, dated: 21/08/2015.</li> <li>❖ Excess excavated material has been re-used in filling and leveling at property bearing CTS no. 11A (pt), 16, 19, 20(pt), 11D (pt), 50A (pt), 25(pt) of village Chandivali, Mumbai.</li> <li>❖ Please refer <b>Annexure – 11 for Solid Waste Management (Debris) NOC.</b></li> </ul>
v	<p>Arrangement shall be made that waste water and storm water do not get mixed.</p>	<ul style="list-style-type: none"> <li>❖ Separate drains have been provided for the storm water.</li> <li>❖ STP of capacity 450 KLD has been provided at site.</li> <li>❖ The treated sewage is being re-used for flushing and gardening.</li> </ul>



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vi	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ Previously, the area was rocky land; hence top soil did not generated.
vii	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	<ul style="list-style-type: none"> <li>❖ Excavated material was partly re-used on plot for plot leveling and partly disposed to authorized landfill site as per the approval from solid waste management division of MCGM vide letter no. Ex. ENG/SWM/491/Z-III, dated: 21/08/2015.</li> <li>❖ Excess excavated material has been re-used in filling and leveling at property bearing CTS no. 11A (pt), 16, 19, 20(pt), 11D (pt), 50A (pt), 25(pt) of village Chandivali, Mumbai.</li> </ul>
viii	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	❖ Green belt has been developed on 5548.9 Sq. meters on ground with the plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards.
ix	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<ul style="list-style-type: none"> <li>❖ No source of groundwater at site.</li> <li>❖ Report of chemical analysis of ground water done at the time of geotechnical investigation.</li> <li>❖ Soil quality is being monitored.</li> <li>❖ Please refer <b>Annexure – 12 for Soil Reports.</b></li> </ul>
x	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such materials must be secured so that they should not leach in to the ground water.	❖ No generation of hazardous waste during construction.
xi	Any hazardous waste generated during construction phase should be disposed off as per applicable rules & norms with necessary approvals of the MPCB.	❖ No generation of hazardous waste during construction.
xii	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should be confirm to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ No use of DG set during construction.
xiii	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concerned authority shall be taken.	❖ No use of DG set during construction.
xiv	Vehicles hired for bringing construction material to the site should be in good condition and should have valid “pollution under check” (PUC)	❖ Vehicles with valid PUC are allowed to enter the site. Also vehicles are operated only during non-peak hours.

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	certificate and should conform to applicable air and noise emission standards and should be operated only during non peak hours.	❖ Please refer <b>Annexure – 13 for PUC Certificates.</b>
xv	Ambient noise level should conform to residential standards both during day and night. Incremental pollution load 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 the CPCB/MPCB.	<ul style="list-style-type: none"> <li>❖ Adequate measures are made to reduce ambient air &amp; noise levels.</li> <li>❖ Ambient air and noise levels monitoring are being carried out.</li> <li>❖ Please refer <b>Annexure – 12 for Monitoring reports.</b></li> </ul>
xvi	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 <sup>th</sup> August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations.)	❖ Fly ash is being used in the ready mixed concrete.
xvii	Ready mixed concrete must be used in building construction.	❖ Ready mixed concrete is being used in building construction.
xviii	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per the National Building Code including measures from lighting	<p><b>Structural stability :</b></p> <ul style="list-style-type: none"> <li>❖ Mr. Ashok Parikh, consulting structural Engineer certified the structural stability of the building vide letter dated: 12/04/2013.</li> <li>❖ Please refer <b>Annexure – 14 for Structural stability certificate.</b></li> </ul> <p><b>Fire NOC :</b></p> <ul style="list-style-type: none"> <li>❖ Chief Fire Officer, Mumbai Fire Brigade Brihan Mumbai Mahanagar Palika issued NOC vide letter dated 30/08/2007.</li> </ul>
xix	Storm water control and its reuse as per CGWB and BIS standards for various applications.	<ul style="list-style-type: none"> <li>❖ Storm water drains have been provided.</li> <li>❖ Also 22 nos of recharge pits have been provided for recharging of ground water.</li> </ul>
xx	Water demand during construction should be reduced by using pre-mixed concrete, curing agents and best practices referred.	❖ Ready mixed concrete and curing agents are being used in building construction.
xxi	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> <li>❖ No source of groundwater at site.</li> <li>❖ Report of chemical analysis of ground water done at the time of geotechnical investigation.</li> </ul>
xxii	The installation of the sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be	<ul style="list-style-type: none"> <li>❖ STP with design capacity of 450 KLD has been provided at site.</li> <li>❖ MPCB granted consent to operate vide order no. Format 1.0/BO/RO-HQ/EIC-MU-3626-12-Autorenewal/CR/CC-688, dated: 08/05/2014.</li> </ul>

Sr. No	Stipulated clearance condition	Compliance status
	<p>discharge in the sewer line. Treated effluent emanating from STP shall be recycled/reused 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.</p>	<ul style="list-style-type: none"> <li>❖ Renewal of 1<sup>st</sup> part consent to operate with 2<sup>nd</sup> part consent to operate and amalgamation for commercial building by MPCB vide order no. Format 1.0/BO/JD(WPC)UAN No. 0000062083/2<sup>nd</sup> part CO/CC-1903001457, dated: 26/03/2019.</li> <li>❖ Please refer <b>Annexure – 15 for consent to operate.</b></li> <li>❖ Treated waste water is being re-used for flushing, gardening and AC makeup to reduce fresh water demand.</li> <li>❖ Treated waste water quality is being monitored regularly through external MoEF approved laboratory.</li> </ul>
xxiii	<p>Permission to draw ground water and construction of basement if any shall be obtained from competent authority prior to construction/operation of project.</p>	<ul style="list-style-type: none"> <li>❖ No extraction of ground water for construction and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.</li> <li>❖ Tanker water is being used for construction.</li> <li>❖ MCGM is supplying water for the Occupied building.</li> <li>❖ Treated water is being re-used for flushing, gardening and AC makeup to reduce fresh water demand.</li> </ul>
xxiv	<p>Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.</p>	<ul style="list-style-type: none"> <li>❖ Dual plumbing system has been provided for the usage of treated water for flushing &amp; gardening.</li> </ul>
xxv	<p>Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.</p>	<ul style="list-style-type: none"> <li>❖ Low flow fixtures have been provided for toilets.</li> </ul>
xxvi	<p>Use of glass may be reduced 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.</p>	<ul style="list-style-type: none"> <li>❖ Agreed to comply with.</li> </ul>
xxvii	<p>Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.</p>	<ul style="list-style-type: none"> <li>❖ Roof insulation has been carried with brick bat, Indian Patent Stone (IPS).</li> </ul>
xxvii i	<p>Energy conservation measures like installation of CFCLs/TFLs for lightning the areas outside the building should be integral part of the project design and should be in place before commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for</p>	<p>Energy conservation measures are as follows;</p> <ul style="list-style-type: none"> <li>❖ 1500 LED tubes fittings have been provided.</li> <li>❖ LED street lights have been provided.</li> </ul>

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	recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.	
xxix	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of "Enclosed type" and conform to rules made under 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 MPCB.	❖ CPCB approved enclosed type of 3 DG sets of capacity 125, 200 & 380 kVA has been provided for building and is being used as a power back-up.
xxx	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.	❖ Green belt has been developed on 5548.9 Sq. meters on ground with the plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards.
xxxii	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> <li>❖ Total parking area has been provided over an area of 33742.8 Sq. meters.</li> <li>❖ Width of internal road of 6-12 meter has been provided.</li> </ul>
xxxiii	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.	❖ Agreed to comply with.
xxxiii i	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	❖ 12 meter distance is provided between the buildings to allow movement of fresh air & passage of natural light & ventilation.
xxxiii v	Regular supervision of above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	❖ Regular supervision is being carried out under Mr. Jayesh Mehta, (Project Manager) and Mr. Vidyadhar Jagdale, (Facility Manager)
xxxv	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	<ul style="list-style-type: none"> <li>❖ Obtained Environmental clearance from MoEF, Govt. of India vide file no. 21-139/2006-IA-III, dated: 19/10/2006 and</li> <li>❖ Amendment in Environmental clearance by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR.185/TC.1, dated: 10/12/2014.</li> </ul>

Sr. No	Stipulated clearance condition	Compliance status
xxxv i	Six monthly monitoring reports should be submitted to the Regional Office MoEF, Bhopal with copy to this Department and MPCB.	❖ Submitting six monthly compliance reports regularly since the grant of EC.
<b>General conditions for post construction / operation phase :</b>		
i	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.	<ul style="list-style-type: none"> <li>❖ STP with design capacity of 450 KLD has been provided at site.</li> <li>❖ MPCB granted consent to operate vide order no. Format 1.0/BO/RO-HQ/EIC-MU-3626-12-Autorenewal/CR/CC-688, dated: 08/05/2014.</li> <li>❖ Renewal of 1<sup>st</sup> part consent to operate with 2<sup>nd</sup> part consent to operate and amalgamation for commercial building by MPCB vide order no. Format 1.0/BO/JD(WPC)UAN No. 0000062083/2<sup>nd</sup> part CO/CC-1903001457, dated: 26/03/2019.</li> <li>❖ Treated waste water is being re-used for flushing, gardening and AC makeup to reduce fresh water demand.</li> <li>❖ Biodegradable waste is being treated in an Organic Waste Converter (OWC) of capacity 60 kgs/batch.</li> <li>❖ Further, treated compost is being re-used in gardening as manure.</li> <li>❖ Green belt has been developed on 5548.9 Sq. meters on ground with the plantation of 147 nos of trees to mitigate noise pollution and to maintain noise levels within permissible standards.</li> </ul>
ii	Wet Garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	<ul style="list-style-type: none"> <li>❖ Biodegradable waste is being treated in an OWC of capacity 60 kgs/batch.</li> <li>❖ Further, treated compost is being re-used in gardening as manure.</li> </ul>
iii	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site, etc with due permission of MPCB	<ul style="list-style-type: none"> <li>❖ STP with design capacity of 450 KLD has been provided at site.</li> <li>❖ Treated waste water is being re-used for flushing, gardening reduce water demand.</li> <li>❖ Biodegradable waste is being treated in an OWC of capacity 60 kgs/batch.</li> <li>❖ Further, treated compost is being re-used in gardening as manure.</li> <li>❖ MCGM issued part occupation certificate for commercial building of wing B-B1 vide letter no. CE/8644/WS/AK, dated:</li> </ul>



Sr. No	Stipulated clearance condition	Compliance status
		<p>17/10/2011, again Full occupancy certificate issued for commercial building with club house building vide letter no. CE/9152/WS/AK-BCC/Amend (1), dated: 13/08/2019.</p> <ul style="list-style-type: none"> <li>❖ MPCB granted consent to operate vide order no. Format 1.0/BO/RO-HQ/EIC-MU-3626-12-Autorenewal/CR/CC-688, dated: 08/05/2014.</li> <li>❖ Renewal of 1st part consent to operate with 2nd part consent to operate and amalgamation for commercial building by MPCB vide order no. Format 1.0/BO/JD(WPC)UAN No. 0000062083/2nd part CO/CC-1903001457, dated: 26/03/2019.</li> </ul>
iv	A complete set of all documents submitted to the Department should be forwarded to the Local Authority and MPCB.	❖ A complete set of all documents have been submitted to MPCB along with the re-validation application of consent to establish application.
v	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	❖ Noted.
vi	A separate environmental Management Cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ A separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards under Mr. Jayesh Mehta, (Project Manager) and Mr. Vidyadhar Jagdale, (Facility Manager).
viii	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 environmental protection measures shall not be diverted for other purposes and year-wise expenditure should report to the MPCB & this Department.	<p>Separate funds have been allocated for implementation of environmental protection measures;</p> <p><b>During construction phase :</b></p> <ul style="list-style-type: none"> <li>❖ Rs. 95.6 Lacs have been allocated for the entire construction period.</li> <li>❖ Rs. 2.16 Cr. has been spent on Environmental management plan as on September, 2019.</li> </ul> <p><b>During operation phase :</b></p> <ul style="list-style-type: none"> <li>❖ Recurring Rs. 43.4 Lacs per annum.</li> </ul>
viii	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the	❖ After getting Environmental clearance from MoEF, Govt. of India vides letter no. 21-139/2006-IA-III, dated: 19/10/2006 we published public notice in local newspapers.

Sr. No	Stipulated clearance condition	Compliance status
	project has been accorded environmental clearance and copies of the 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> .	❖ Please refer <b>Annexure – 16 for Advertisement copy.</b>
ix	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & 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	<ul style="list-style-type: none"> <li>❖ Submitting six monthly compliance reports regularly to;</li> <li>❖ RO, MPCB, Sion, Mumbai.</li> <li>❖ RO, MoEF &amp; CC, Nagpur.</li> <li>❖ Environmental department Mantralaya.</li> </ul>
x	A copy of 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.	❖ Copy of the Environmental clearance submitted to MCGM.
xi	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, 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.	❖ Six monthly compliance reports are uploaded as per stipulated EC conditions on company web site and environmental monitoring results displayed outside the main gate of the project.
xii	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal office of CPCB and the SPCB.	<ul style="list-style-type: none"> <li>❖ Submitting six monthly compliance reports regularly to;</li> <li>❖ RO, MPCB, Sion, Mumbai.</li> <li>❖ RO, MoEF &amp; CC, Nagpur.</li> <li>❖ Environmental department Mantralaya.</li> </ul>
xiii	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.	❖ Environmental statement has been submitted to MPCB online portal for the FY 2018-19.

Sr. No	Stipulated clearance condition	Compliance status
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.	❖ Noted.
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.	❖ Noted.
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.	❖ Noted.
7	<b>Validity of Environment Clearance:</b> The environmental clearance accorded shall be valid for a period of 5 years.	❖ As per MoEF & CC OM dated: 29/04/2015 validity of Environmental clearance is for 7 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 conditions (S) imposed and to incorporate additional environmental protection measures required, if any.	❖ Noted.
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.	❖ Noted.

Sr. No	Stipulated clearance condition	Compliance status
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.	❖ Noted.
11	This Environment Clearance is issued for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no) of Village Mulgaon & CTS no 243/A, 243A/1, 230/B, 230/C & 230/D 90 (new CTS no) & 238/B of village Kondivita of M V road, Andheri (E), Mumbai by Tulsiani – Summer associates.	❖ Noted.

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

**Monitoring Report**

**DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction project.
2.	Name of the project	:	Proposed commercial development 'Sahar Plaza' is expansion project. The commercial office complex has obtained Environment clearance.
3.	Clearance letter ( s )/OM No. and Date	:	❖ MoEF, Govt. of India granted Environmental clearance for the project vide letter no. 21-139/2006-IA-III, dated: 19/10/2006 and ❖ Amended in EC by SEIAA, Govt. of Maharashtra for the project vide letter no. SEAC-2013/CR.185/TC.1, dated: 10/12/2014.
4.	Location		
	a.	District (s)	: Mumbai
	b.	State (s)	: Maharashtra
	c.	Latitude / Longitude	: Latitude : 19° 6'48.94" N Longitude : 72° 52'6.12" E
5.	Address for correspondence		: <b>Mr. S. M. Kuvelkar (Partner)</b> <b>M/s. TULSIANI-SUMER ASSOCIATES</b> 1103/1104, Tulsiani Chambers, 212, Nariman, Mumbai – 400 021. Tel. no. 022-2285 1505 Fax no. 022-2285 5856
	a.	Address of Concerned Project Chief Engineer ( with pin code & Telephone / telex / fax numbers	: <b>Mr. Jayesh Mehta (Project Manager)</b> <b>M/s. TULSIANI-SUMER ASSOCIATES</b> Sahar Plaza Complex, M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai – 400 059. Tel. no. 022-3082 0126/7 Fax no. 022-2838 2412
	b.	Address of Executive Project: Manager ( with pincode/ Fax numbers )	: <b>Mr. Jayesh Mehta (Project Manager)</b> <b>M/s. TULSIANI-SUMER ASSOCIATES</b> Sahar Plaza Complex, M.V. Road, Next to Kohinoor Continental Hotel, Andheri (East), Mumbai – 400 059. Tel. no. 022-3082 0126/7 Fax no. 022-2838 2412

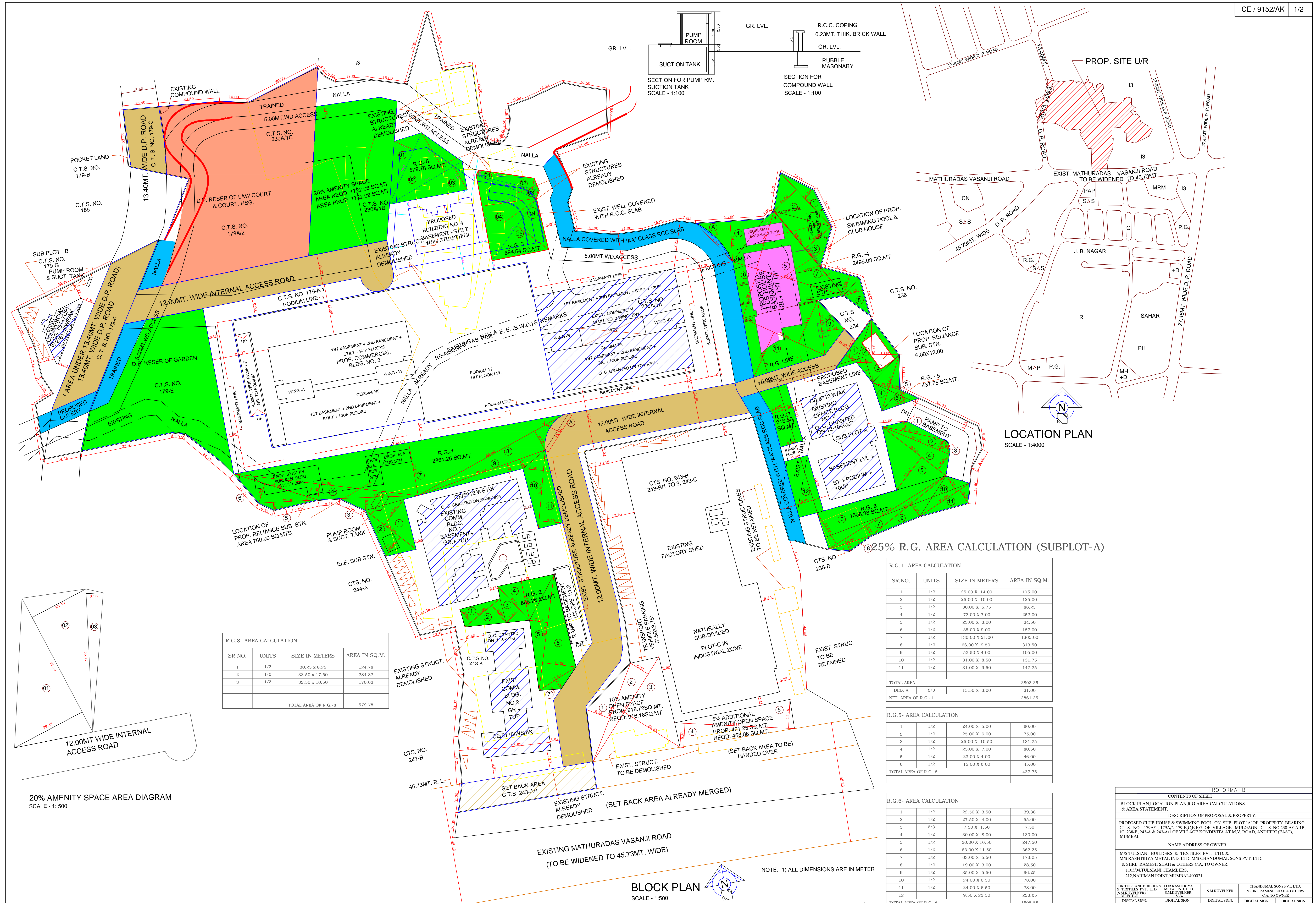


6.	Salient features			
a.	of the project	:	<p>‘SAHAR PLAZA’, Proposed development of commercial complex at plot no. 179A to 179H, village – Mulgaon and CTS no. 243/A, 243/A1, 230/A, 230/B, 230/C &amp; 230/D of village Kondivita, M.V. Road, Andheri (East), Mumbai - 400 059.</p> <p>Building comprises;  5 Buildings + 1 club house  Midas: B + G + 7  Bonanza: G + 7  Meadows: 2B + G + 10  Windfall: 2B + G + 12  Mint: 2B + G + 8 ½ (proposed bldg)  Mint and Windfall are having common basement  Club House: G + 1.</p>	
b.	of the environmental management plans	:	<p>Separate funds have been allocated for implementation of environmental protection measures;</p> <p><b>During construction phase :</b></p> <ul style="list-style-type: none"> <li>❖ Rs. 95.6 Lacs have been allocated for the entire construction period.</li> <li>❖ Rs. 2.16 Cr. has been spent on Environmental management plan as on September, 2019.</li> </ul> <p><b>During operation phase :</b></p> <ul style="list-style-type: none"> <li>❖ Recurring Rs. 43.4 Lacs per annum.</li> </ul>	
7.	Break up of the project area			
a.	submergence area forest & non-forest	:	Not applicable	
b.	Others	:	<ul style="list-style-type: none"> <li>❖ FSI: 71733.94 Sq. meters</li> <li>❖ Non-FSI: 48846.88 Sq. meters</li> <li>❖ Construction Built-up area: 1,20,580.82 Sq. meters.</li> </ul>	
8.	Break up of the project affected Population with enumeration of Those losing houses / dwelling units’ Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan.		:	Not Applicable
a.	SC, ST/Adivasis	:	Not Applicable	
b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable	

9.	Financial details		
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference :		
1.	Total Cost of the Project	:	<b>Rs. 360 Crores</b>
b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	<p>Separate funds have been allocated for implementation of environmental protection measures;</p> <p><b>During construction phase :</b></p> <ul style="list-style-type: none"> <li>❖ Rs. 95.6 Lacs have been allocated for the entire construction period.</li> <li>❖ Rs. 2.16 Cr. has been spent on Environmental management plan as on September, 2019.</li> </ul> <p><b>During operation phase :</b></p> <ul style="list-style-type: none"> <li>❖ Recurring Rs. 43.4 Lacs per annum.</li> </ul>
c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	--
d.	Whether ( c ) includes the Cost of environmental management as shown in the above.	:	--
e.	Actual expenditure incurred on the project so far	:	<b>Rs. 312 Cr.</b>
f.	Actual expenditure incurred on the environmental management plans so far.	:	<b>Rs. 2.16 Cr.</b>
10.	Forest land requirement		: Not Applicable
a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
b.	The status of clearing felling	:	Not Applicable
c.	The status of compensatory afforestation, it any	:	Not Applicable
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far.	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		: Not Applicable
12.	Status of construction		<ul style="list-style-type: none"> <li>❖ Construction status as on September 2019; 1,12,000 Sq. meters.</li> <li>❖ <b>Building no.3</b> Wing aa1 – Basement Completed. 5<sup>th</sup> floor slab in progress. Brick work completed upto 4<sup>th</sup> floor. Wing bb1 – Completed &amp; OC granted.</li> <li>❖ <b>Club house – Completed &amp; OC granted.</b></li> </ul>

	a.	Date of commencement (Actual and/or planned)	:	13/01/2007 (Actual)
	b.	Date of completion (Actual and/or planned)	:	December, 2020 (Planned)
13.	Reasons for the delay if 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	:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 04/07/2017 to certify the compliance report.
	b.	Date of site visit for this monitoring report.	:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 04/07/2017 and submitted monitoring report on 31/07/2017.
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits ) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	❖ Regional Officer MoEF & CC, Nagpur visited project site on 04/07/2017 & submitted monitoring report on 31/07/2017.





**R.G. 8 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	30.25 x 8.25	124.78
2	1/2	32.50 x 17.50	284.37
3	1/2	32.50 x 10.50	170.63
TOTAL AREA OF R.G. - 8			579.78

**R.G. 1 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	25.00 X 14.00	175.00
2	1/2	25.00 X 10.00	125.00
3	1/2	30.00 X 5.75	86.25
4	1/2	72.00 X 7.00	504.00
5	1/2	23.00 X 3.00	69.00
6	1/2	35.00 X 9.00	315.00
7	1/2	130.00 X 21.00	2730.00
8	1/2	66.00 X 9.50	627.00
9	1/2	32.50 X 4.00	130.00
10	1/2	31.00 X 8.50	263.50
11	1/2	31.00 X 9.50	294.50
TOTAL AREA			2892.25
DED. A			2/3
DED. A			15.50 X 3.00
NET AREA OF R.G. - 1			2861.25

**R.G. 5 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	24.00 X 5.00	60.00
2	1/2	25.00 X 6.00	75.00
3	1/2	25.00 X 10.50	262.50
4	1/2	23.00 X 7.00	161.00
5	1/2	23.00 X 4.00	92.00
6	1/2	15.00 X 6.00	90.00
TOTAL AREA OF R.G. - 5			437.75

**R.G. 6 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	22.50 X 3.50	39.38
2	1/2	27.50 X 4.00	55.00
3	2/3	7.50 X 1.50	7.50
4	1/2	30.00 X 8.00	120.00
5	1/2	30.00 X 16.50	495.00
6	1/2	63.00 X 11.50	724.50
7	1/2	63.00 X 5.50	346.50
8	1/2	19.00 X 3.00	57.00
9	1/2	35.00 X 5.50	192.50
10	1/2	24.00 X 6.50	156.00
11	1/2	24.00 X 6.50	156.00
12	1/2	9.50 X 23.50	223.25
TOTAL AREA OF R.G. - 6			1508.88

**R.G. 7 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1		23.00 X 9.50	218.50
TOTAL AREA OF R.G. - 7			218.50

**R.G. 3 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	22.37 X 2.04	22.82
2	1/2	25.05 X 4.16	52.10
3	1/2	25.05 X 3.18	39.83
4	1/2	33.46 X 21.22	355.01
5	1/2	29.46 X 15.26	224.78
TOTAL AREA OF R.G. - 3			694.54

**R.G. 2 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	18.00 X 6.00	54.00
2	1/2	18.00 X 8.00	72.00
3	1/2	17.50 X 7.50	65.63
4	1/2	23.00 X 15.00	172.50
5	1/2	46.00 X 7.50	172.50
6	1/2	46.00 X 13.00	299.00
7	1/2	17.50 X 3.50	30.63
TOTAL AREA OF R.G. - 2			866.25

**R.G. 4 - AREA CALCULATION**

SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
1	1/2	29.00 X 5.00	72.50
2	1/2	29.00 X 11.50	166.75
3	1/2	28.00 X 13.00	182.00
4	1/2	26.50 X 14.00	185.50
5	1/2	47.00 X 23.00	540.50
6	1/2	47.00 X 22.00	517.00
7	1/2	15.50 X 9.00	62.75
8	1/2	16.00 X 7.50	60.00
9	1/2	21.00 X 9.00	94.50
10	1/2	34.50 X 18.00	310.50
11	1/2	34.50 X 19.00	327.75
TOTAL AREA			2519.75
DED. A			1
DED. A			18.50 X 2.00
NET AREA OF R.G. - 4			2495.08

**TOTAL 25% R.G. AREA REQD. (25% OF 38638.84 SQ.MT.) 9659.71**

AREA	SQ. MT.
R.G. - 1 AREA	2861.25
R.G. - 2 AREA	866.25
R.G. - 3 AREA	694.54
R.G. - 4 AREA	2495.08
R.G. - 5 AREA	437.75
R.G. - 6 AREA	1508.88
R.G. - 7 AREA	218.50
R.G. - 8 AREA	579.78
<b>TOTAL R.G. AREA PROPOSED</b>	<b>9662.04</b>

**PERMISSIBLE AREA STATEMENT**

	GROSS AREA SQ. MTS.	SUB PLOT-A SQ. MTS.	SUB PLOT-B SQ. MTS.	POCKET LAND SQ. MTS.
1	GROSS PLOT AREA (AS PER P. R. CARD.)	49464.30		
2	DEDUCTIONS:-			
a.	20% AMENITY OPEN SPACE AREA (FOR IS TO C)	1722.06		
b.	25% OF 49464.30 = (9892.86-8170.80)			
c.	(2128.60 + 3982.50 + 2079.70) = 8170.80			
3	NET GROSS AREA	47742.24		
4	DEDUCTIONS:-			
a.	13.40MT. WIDE D. P. ROAD AREA	1516.00		
b.	SET BACK AREA (45.73MT. WIDE EXIST. M. V. ROAD AREA)	563.70		
c.	D. P. RESER OF GARDEN AREA	2128.60		
d.	D. P. RESER OF LAW COURT & COURT HSG. AREA	3982.50		
(a to d)	TOTAL DEDUCTIONS:	8170.80		
5	NET PLOT AREA (47742.24 - 8170.80)	39571.44	38638.84	920.70
6	LESS: 10% R. G. AREA	3957.14	3863.88	92.07
7	BALANCE PLOT AREA	33714.30	32874.96	828.63
8	ADD FOR E.S.I.			11.90
9	TOTAL PERMISSIBLE AREA (7 + 8)	33855.31	34022.71	840.53

**AMENITY SPACE AREA CALCULATION**

REQD. AMENITY AREA	AREA IN SQ.M.		
20% OF 49464.30 SQ. MT.	9892.86		
LESS: RESER OF GARDEN AREA = 2128.60			
RESER OF LAW COURT & = 3982.50			
COURT HSG AREA			
AREA UNDER ROAD AND SET BACK=2079.70			
(13.40MT. WIDE D. P. ROAD AREA = 1516.00			
SET BACK AREA 45.73 MT. W. RD. = 563.70)			
NET AMENITY SPACE AREA REQD.	1722.06		
PROPOSED AMENITY SPACE AREA CALCULATION			
SR.NO.	UNITS	SIZE IN METERS	AREA IN SQ.M.
01	1/2	58.30 X 29.45	858.47
02	1/2	58.30 X 23.40	682.11
03	1/2	55.17 X 6.58	181.51
<b>TOTAL PROPOSED AMENITY OPEN SPACE AREA</b>			<b>1722.09</b>

**PROFORMA-B**

CONTENTS OF SHEET:  
BLOCK PLAN/LOCATION PLAN/R.G. AREA CALCULATIONS & AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY:  
PROPOSED CLUB HOUSE & SWIMMING POOL ON SUB PLOT 'A' OF PROPERTY BEARING C.T.S. NO. 179A/1, 179A/2, 179-B, C.F.F.G. OF VILLAGE MULGAON, C.T.S. NO. 230A/1A, 1B, 1C, 230B, 243-A & 243-A/1 OF VILLAGE KONDVATA AT M.V. ROAD, ANDHERI (EAST), MUMBAI.

NAME/ADDRESS OF OWNER:  
M/S TULSIANI BUILDERS & TEXTILES PVT. LTD. & M/S RASHTRIYA METAL IND. LTD. M/S CHANDANAL SONS PVT. LTD. & SRI. RAMESH SHAI & OTHERS C.A. TO OWNER, 1103/94, TULSIANI CHAMBERS, 1103 NARIMAN POINT, MUMBAI-400021

FOR TULSIANI BUILDERS & TEXTILES PVT. LTD. S.M.K. VILKAR - C.A. DIGITAL SIGN.

FOR RASHTRIYA METAL IND. LTD. S.M.K. VILKAR - C.A. DIGITAL SIGN.

FOR CHANDANAL SONS PVT. LTD. ASHRI RAMESH SHAI & OTHERS C.A. TO OWNER. DIGITAL SIGN.

NAME/ADDRESS OF C.A.:

SCALE: 1:100

DRAWN BY: samjv

CHECK BY:

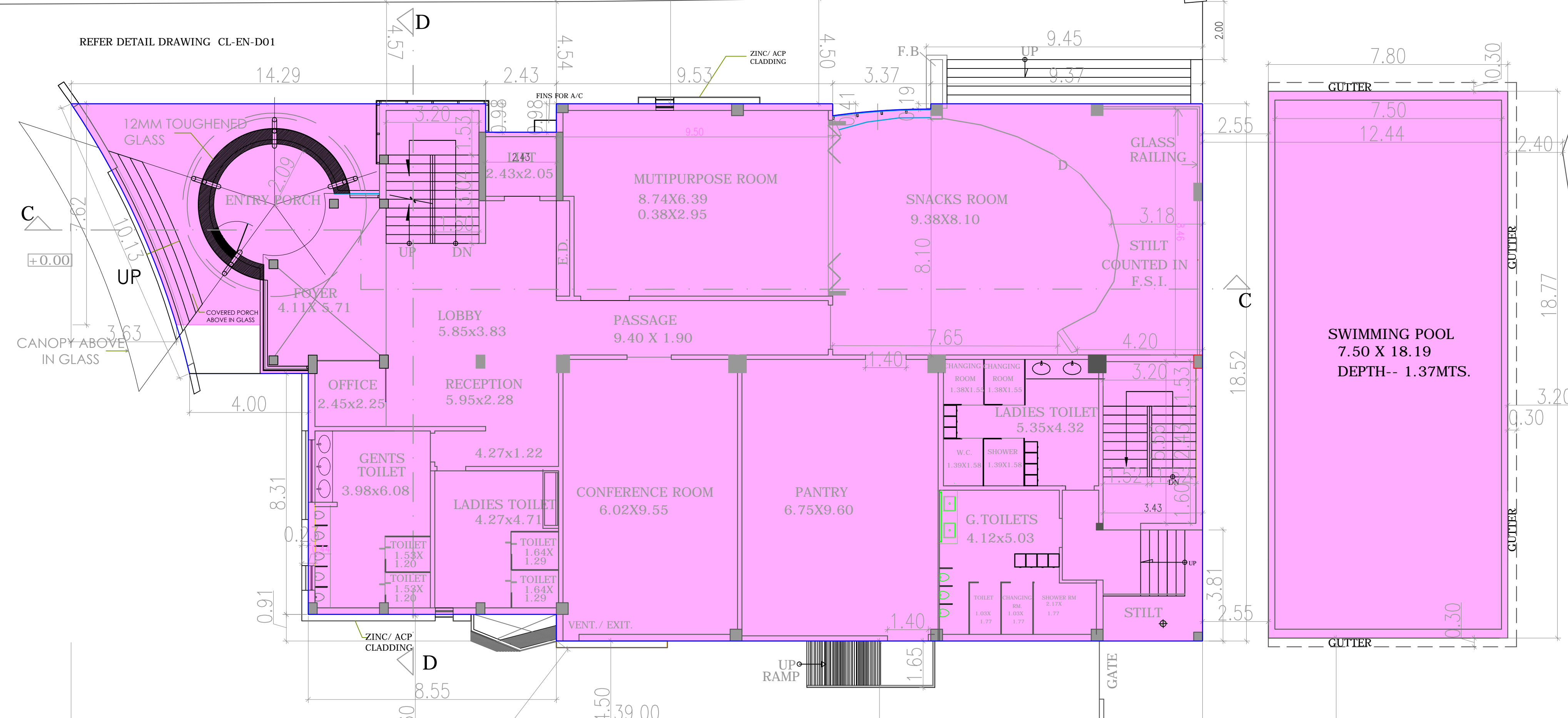
NAME/ADDRESS AND SIGN. OF LICENCE SURVEYOR: M/S. B. S. BAROT

B. S. BAROT, LICENCE SURVEYOR, PLOT NO. 104, 100/100/100, 16 FLOOR, JEWELLERS BUILDING, 15, V. ROAD, GOUGHAN (W), MUMBAI-400 002.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PROPOSED NALLA COVERD WITH R.C.C. SLAB



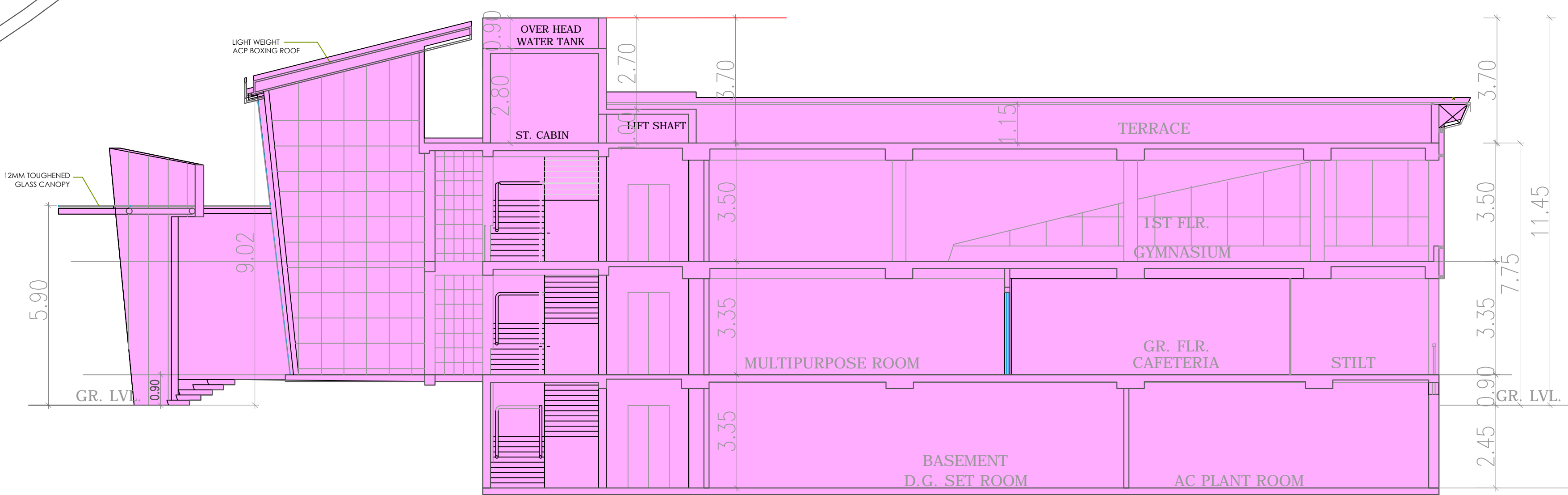
EXISTING STP

R.G. -4

U.G. WATER TANK WITH SUBMERSIBLE PUMP

GROUND FLOOR PLAN

SCALE : 1 : 100  
NOTE:- ALL DIMENSIONS ARE IN METER



SECTION-CC

SCALE : 1 : 100

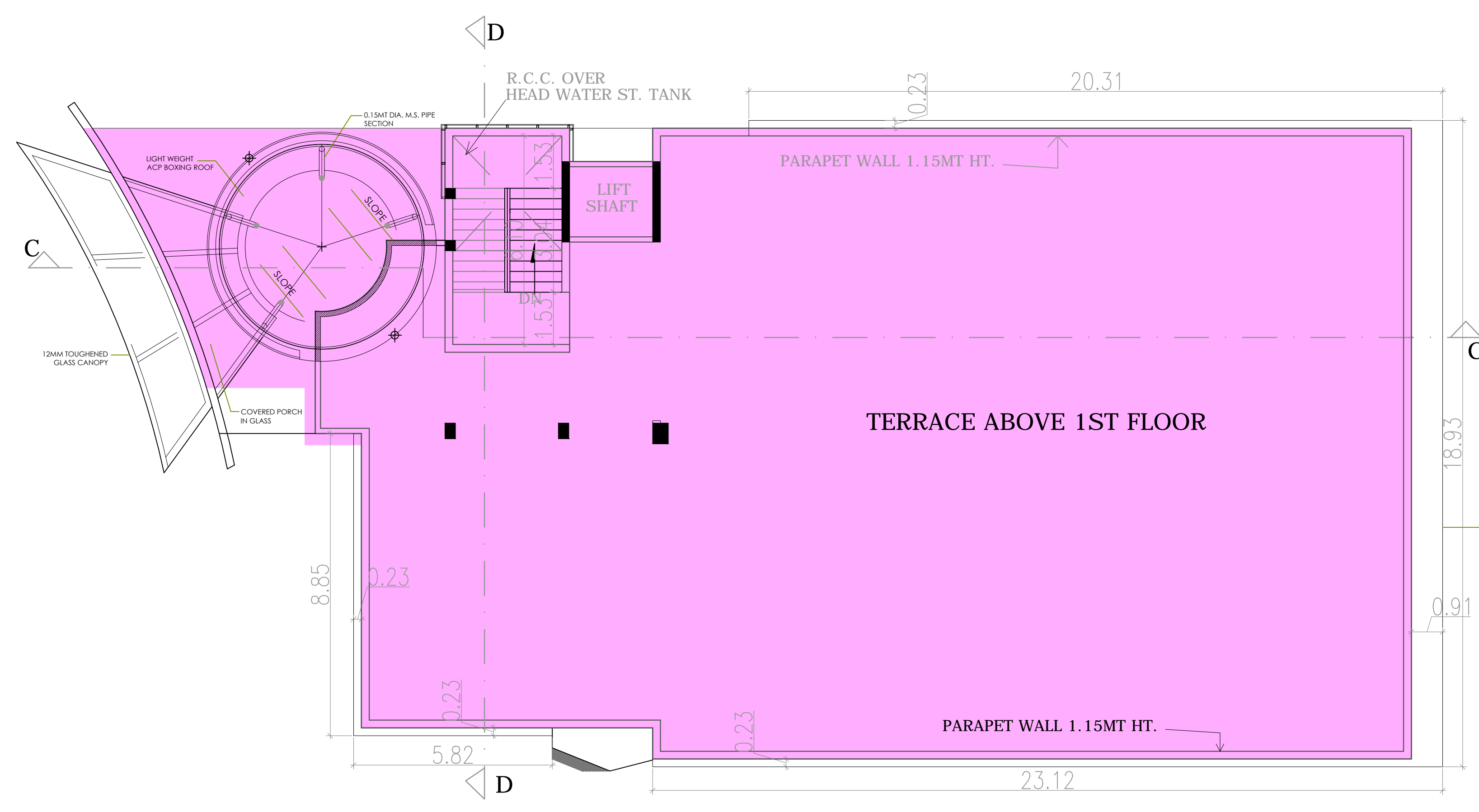
PROFORMA-B				
CONTENTS OF SHEET:				
GROUND FLOOR PLAN & SECTION-CC				
DESCRIPTION OF PROPOSAL & PROPERTY:				
PROPOSED CLUB HOUSE & SWIMMING POOL ON SUB PLOT "A" OF PROPERTY BEARING C.T.S. NO. 179A/1, 179A/2, 179-B.C.E.F.G OF VILLAGE MULGAON, C.T.S. NO 230-A/1A, 1B, 1C, 238-B, 243-A & 243-A/1 OF VILLAGE KONDIVITA AT M.V. ROAD, ANDHERI (EAST), MUMBAI.				
NAME, ADDRESS OF OWNER				
M/S TULSIANI BUILDERS & TEXTILES PVT. LTD. & M/S RASHTRIYA METAL IND. LTD. M/S CHANDUMAL SONS PVT. LTD. & SHRI. RAMESH SHAH & OTHERS C.A. TO OWNER. 1103/04, TULSIANI CHAMBERS, 212, NARIMAN POINT, MUMBAI-400021				
FOR TULSIANI BUILDERS & TEXTILES PVT. LTD. (S.M.KUVELKER) DIRECTOR	FOR RASHTRIYA METAL IND. LTD. (S.M.KUVELKER) C.A.	S.M.KUVELKER	CHANDUMAL SONS PVT. LTD. & SHRI. RAMESH SHAH & OTHERS C.A. TO OWNER	
DIGITAL SIGN.	DIGITAL SIGN.	DIGITAL SIGN.	DIGITAL SIGN.	DIGITAL SIGN.
NAME, ADDRESS OF C.A.				
B.M.C. FILE NO. CE / 9152 / WS / AK				
STAMP OF APPROVAL OF PLAN				
ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF O.C.C. ALONG WITH B.C.C. BY THIS OFFICE LETTER ISSUED UNDER NO. CE/9152/WS/AK ON EVEN DATE 13/08/2019				
S.E.B.P./K/EAST NORTH WARD	A.E.B.P. / K / E WARD	E.E.B.P. / K WARD		
NORTH			SCALE	DRAWN BY
			1 : 100	sanjiv
NAME ADDRESS AND SIGN. OF LICENCE SURVEYOR			DIGITAL SIGN.	
M/S. B. S. BAROT				
B. S. BAROT, LICENCE SURVEYOR, PLOT NO.-14A, YOGI KRUPA, 1st FLOOR, JAWAHAR NAGAR, S.V. ROAD, GOREGAON (W), MUM.-400 062.				

KCP1.1 / D. / drawing/ sahar club house final/sahar club house draft plan/ club house draft plan 08-02-2015

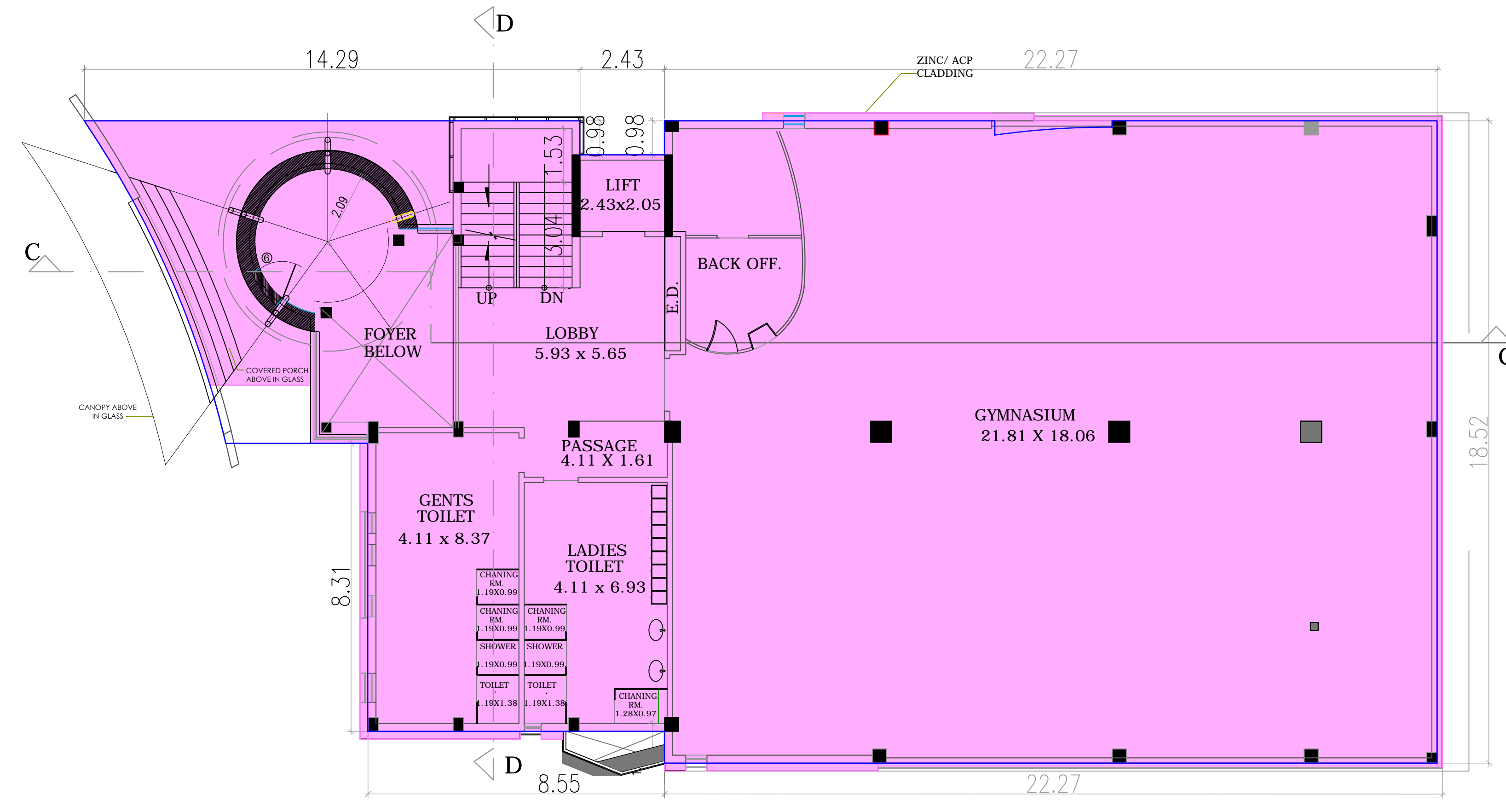
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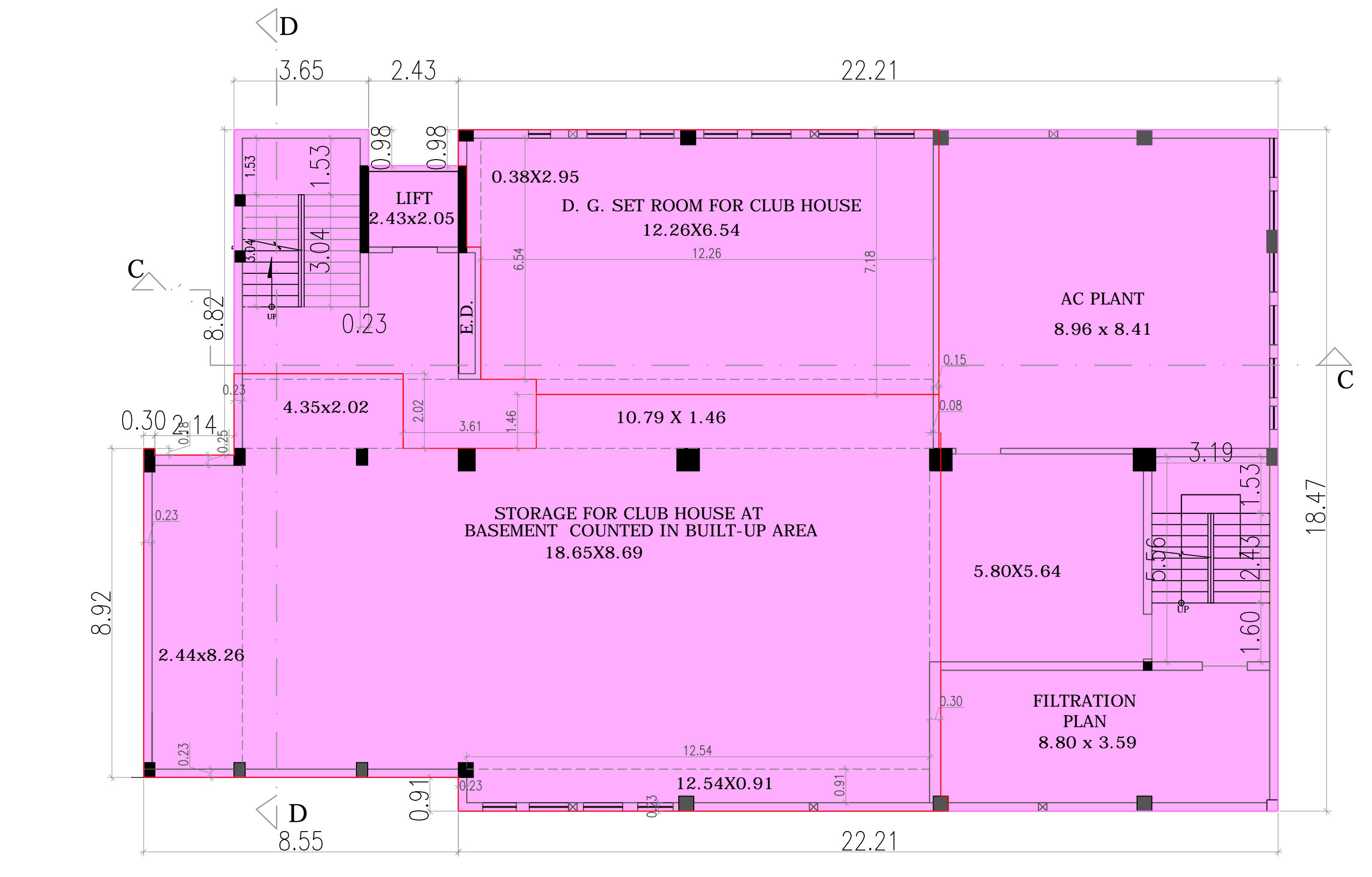




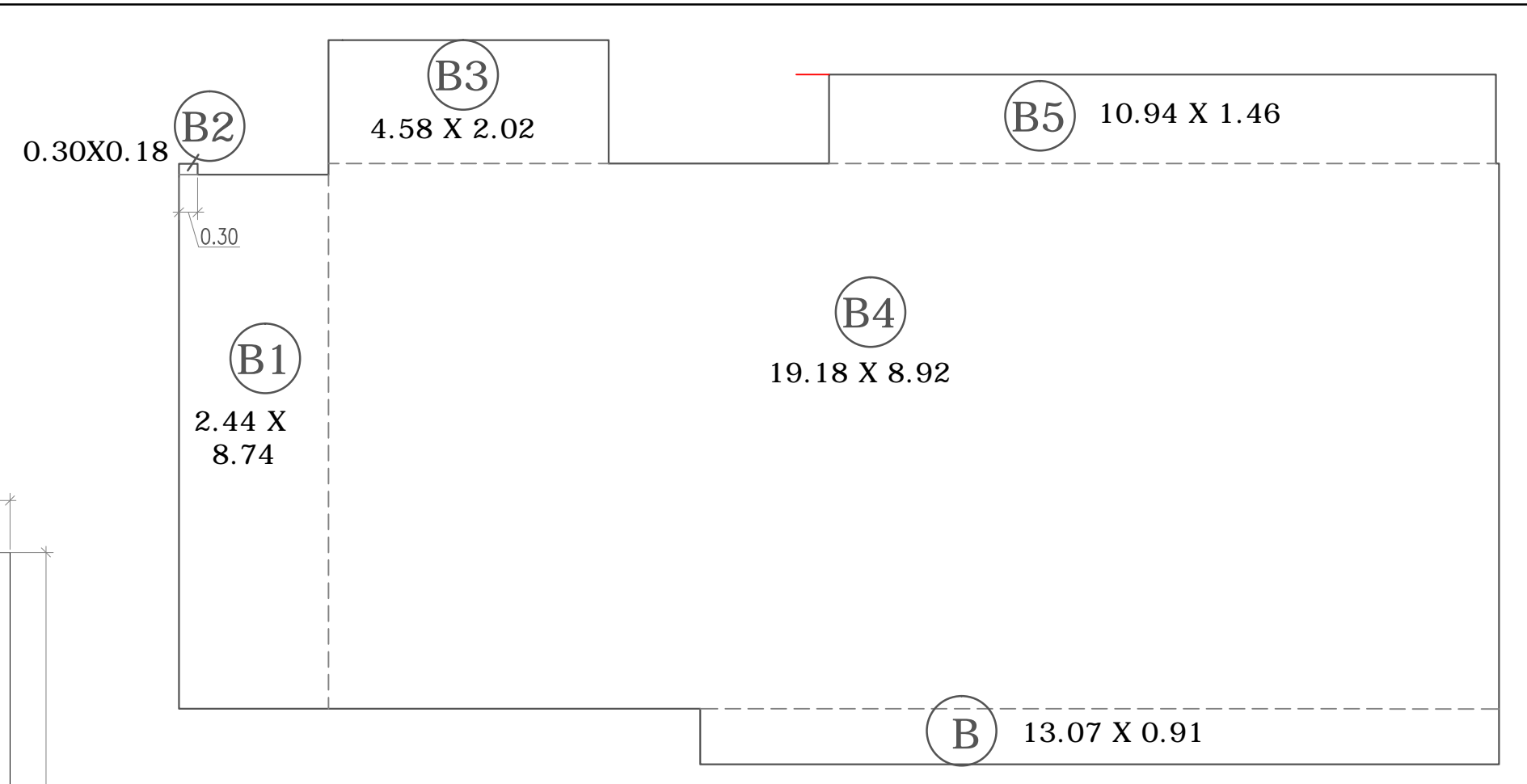
TERRACE FLOOR PLAN  
SCALE: 1: 100



FIRST FLOOR PLAN  
SCALE: 1: 100



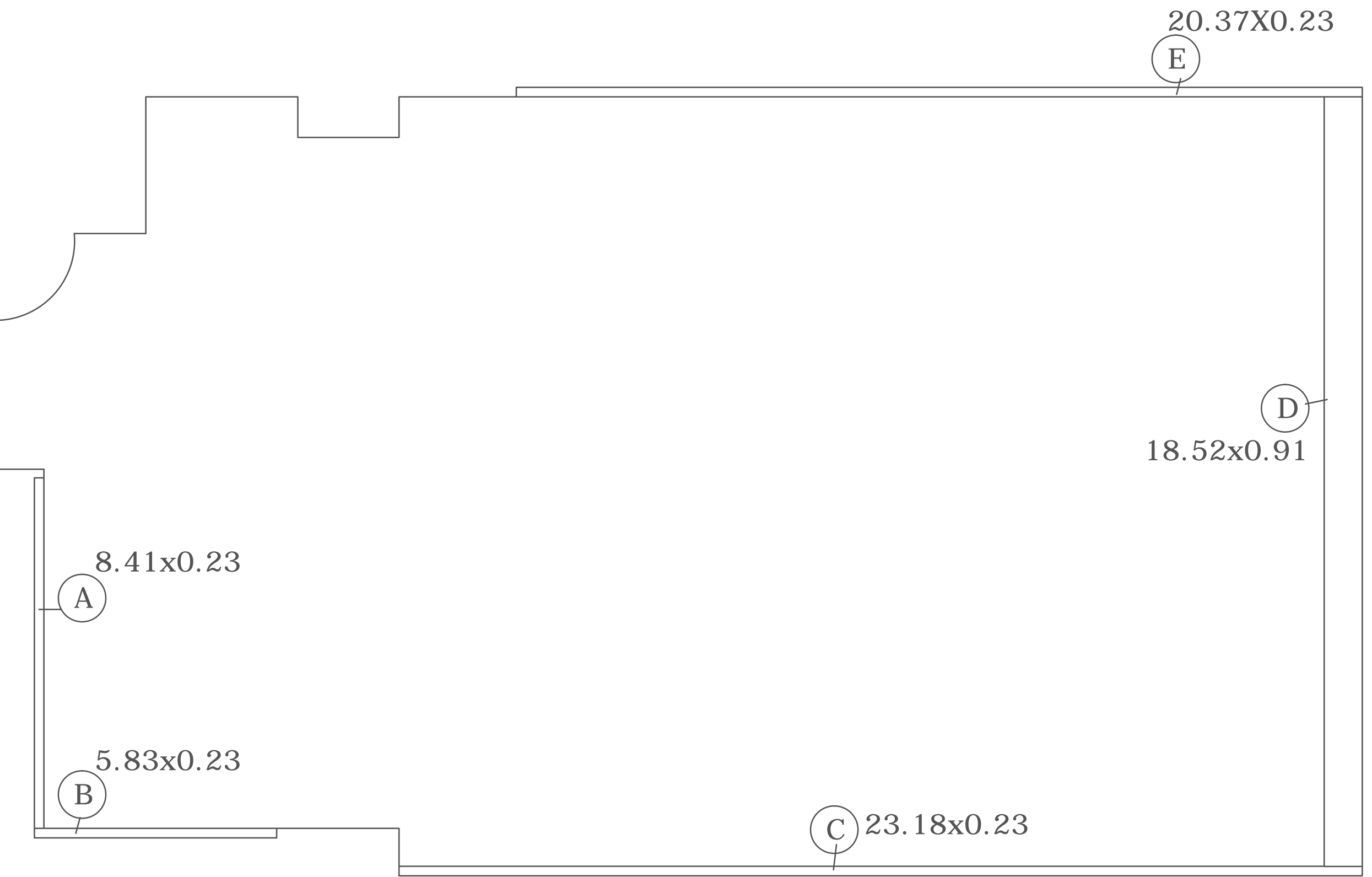
BASEMENT FLOOR PLAN  
SCALE: 1: 100



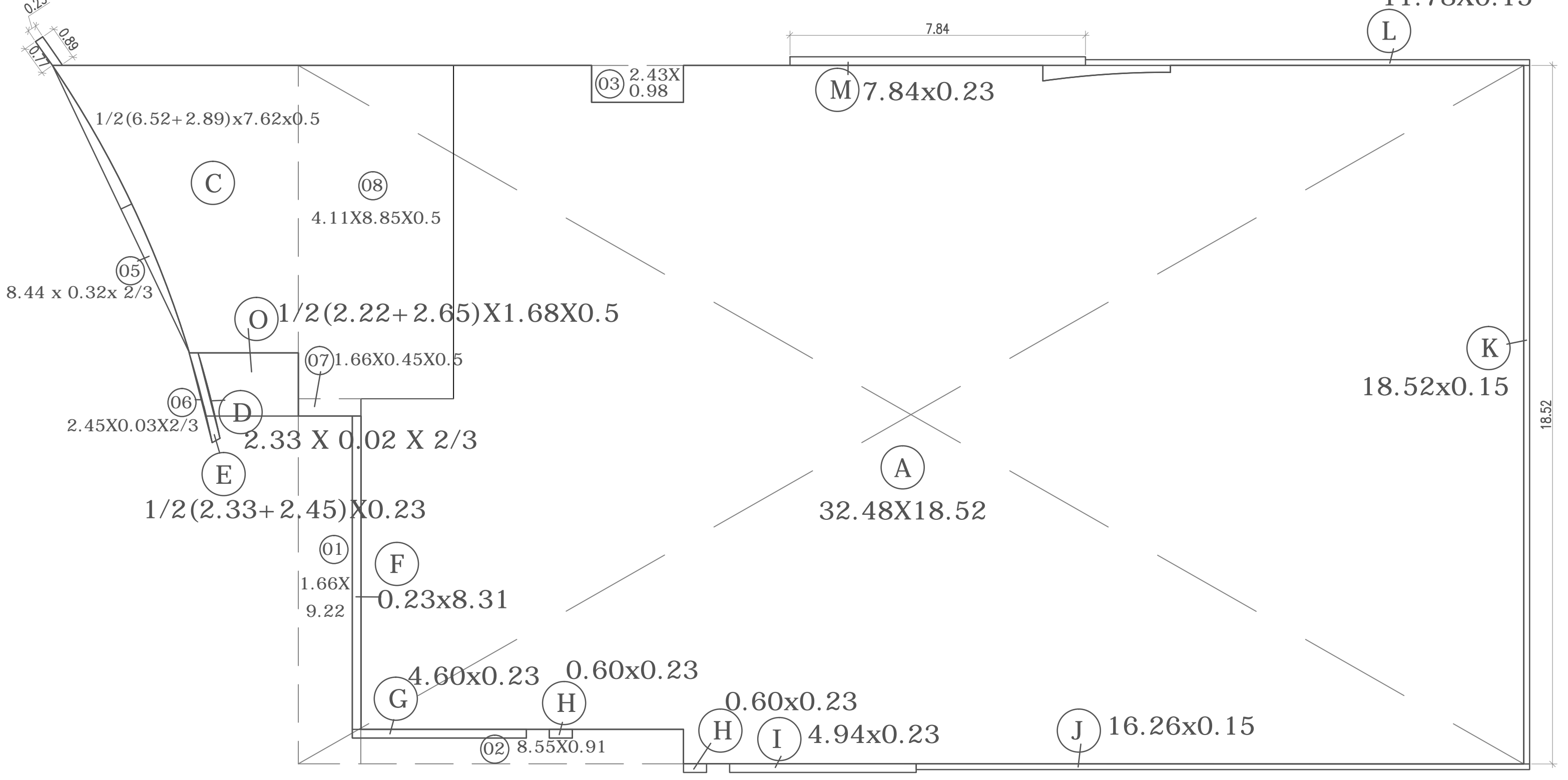
LINE AREA DIAGRAM FOR BASEMENT FLR. FOR STORAGE CLUB HOUSE  
SCALE: 1: 100

**STORAGE FOR CLUB HOUSE AT BASEMENT BUILT AREA CALCULATION**

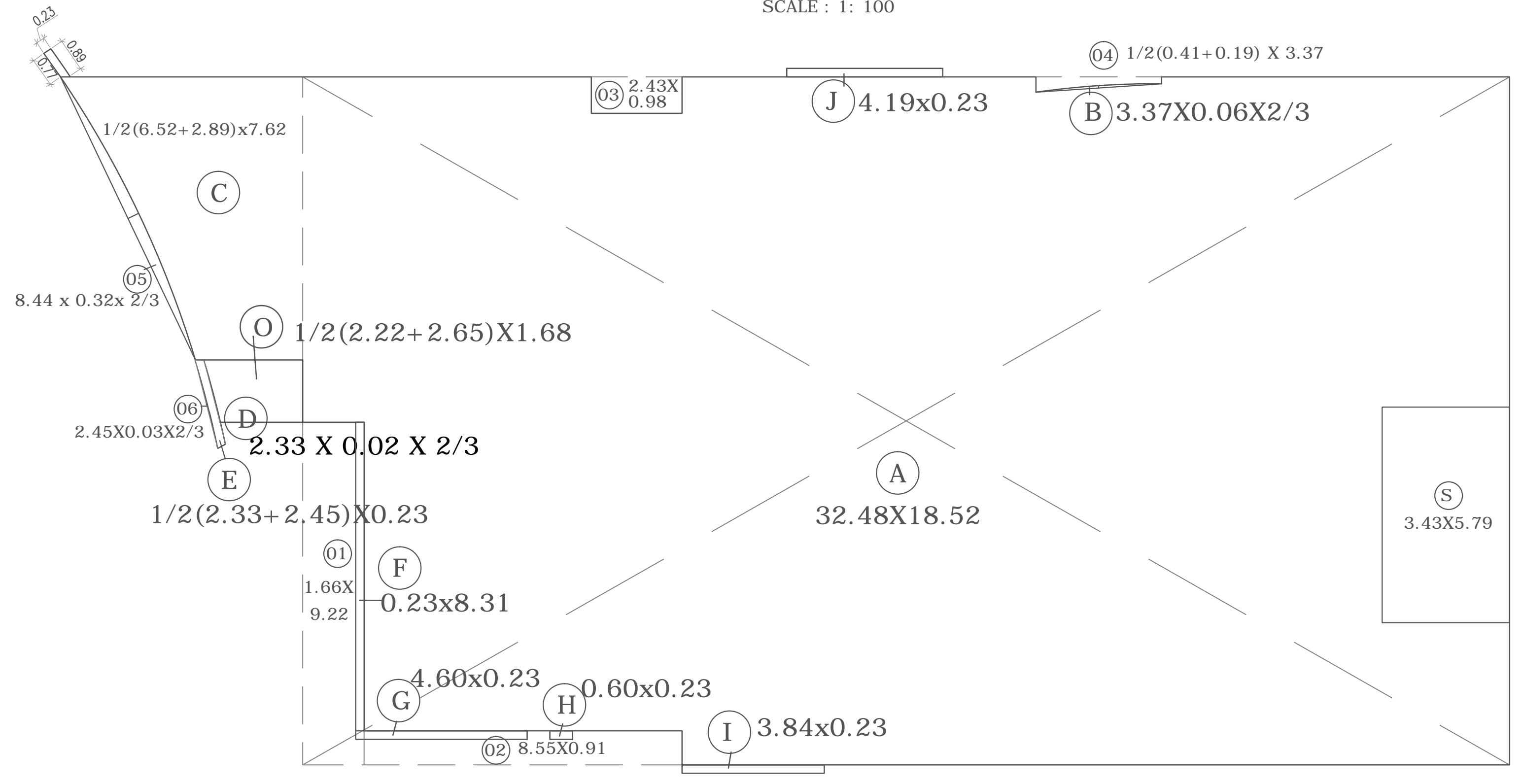
ADDITIONS :-	AREA IN SQ. MTS.
B	13.07 X 00.91 = 11.89
B1	02.44 X 08.74 = 21.33
B2	00.30 X 00.18 = 00.05
B3	04.58 X 02.02 = 09.25
B4	19.18 X 08.92 = 171.09
B5	10.94 X 01.46 = 15.97
<b>TOTAL BUILT-UP AREA OF STORAGE CLUB HOUSE (BASEMENT)</b>	<b>= 229.58</b>



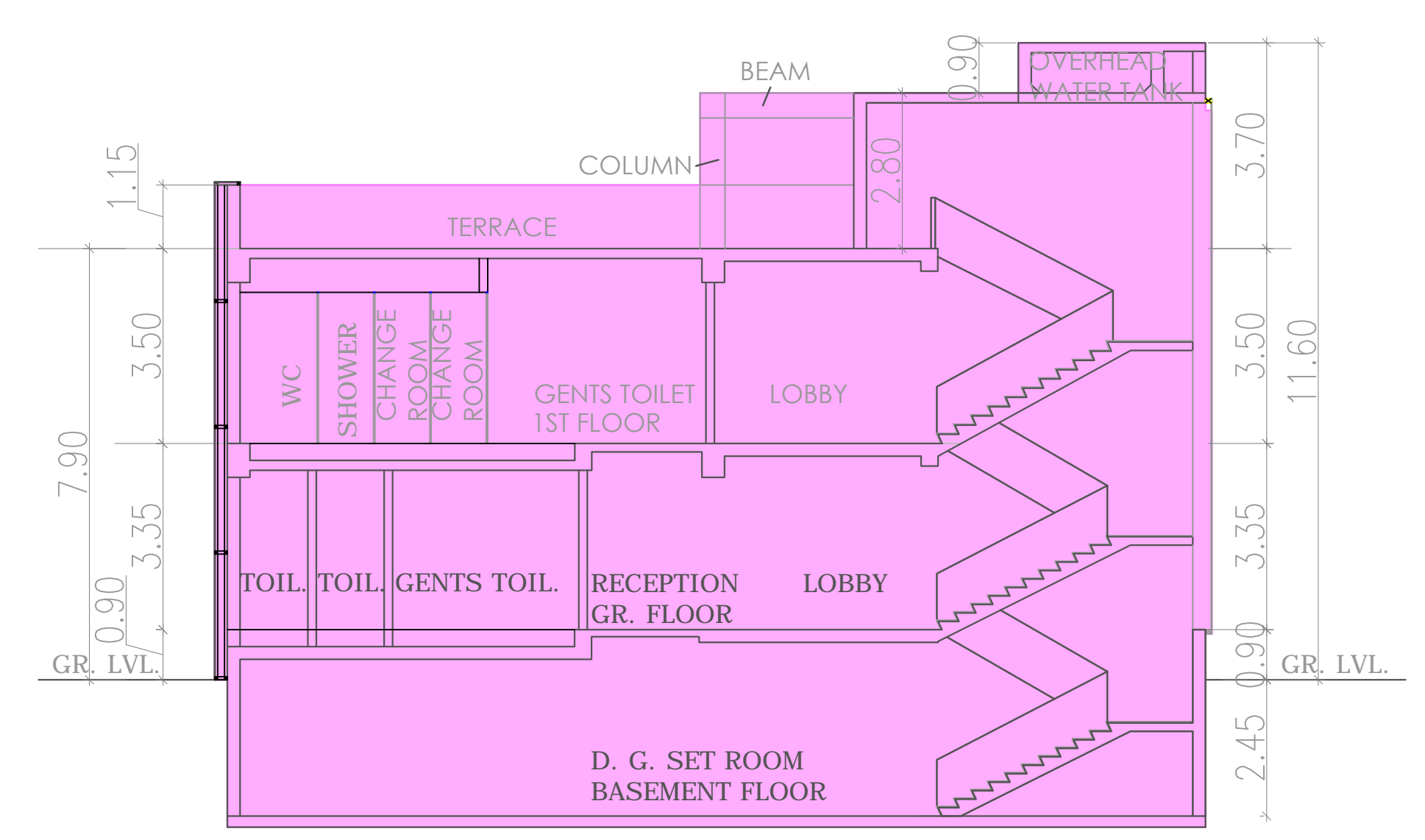
LINE AREA DIAGRAM FOR TERRACE FLOOR  
SCALE: 1: 100



LINE AREA DIAGRAM FOR 1ST FLOOR  
SCALE: 1: 100



LINE AREA DIAGRAM FOR GROUND FLOOR  
SCALE: 1: 100



SECTION-DD  
SCALE: 1: 100

**BUILT UP AREA CALCULATION FOR GROUND FLOOR**

ADDITIONS :-	AREA IN SQ. MTS.
A	32.48 X 18.52 = 601.53
B	03.37 X 0.60 X 2/3 = 1.35
C	1/2(6.52+2.89) X 7.62 = 35.85
D	02.33 X 0.02 X 2/3 = 0.03
E	1/2(2.33+2.45) X 0.23 = 0.05
F	00.23 X 0.831 = 0.19
G	04.60 X 0.23 = 1.06
H	00.60 X 0.23 = 0.14
I	03.84 X 0.23 = 0.88
J	04.19 X 0.23 = 0.96
O	1/2(2.22+2.65) X 1.68 = 0.49
<b>TOTAL</b>	<b>= 648.35</b>

**DEDUCTIONS :-**

1	1.66 X 9.22 = 15.31
2	8.55 X 0.91 = 07.78
3	2.43 X 0.98 = 2.38
4	1/2(0.41+0.19) X 3.37 = 01.01
5	8.44 X 0.32 X 2/3 = 1.80
6	2.45 X 0.03 X 2/3 = 0.05
S	3.43 X 5.79 X 1 = 19.86
<b>TOTAL DEDUCTIONS :-</b>	<b>= 48.19</b>
<b>NET BUILT UP AREA FOR GR. FLOOR</b>	<b>= 600.16</b>

**BUILT UP AREA CALCULATION FOR TERRACE FLOOR**

ADDITIONS :-	AREA IN SQ. MTS.
A	08.41 X 0.23 = 01.93
B	05.83 X 0.23 = 01.34
C	23.18 X 0.23 = 05.33
D	18.52 X 0.91 = 16.85
E	20.37 X 0.23 = 04.69
<b>TOTAL BUILT UP AREA FOR TERRACE FLOOR</b>	<b>= 30.14</b>

**BUILT UP AREA CALCULATION FOR 1ST FLOOR**

ADDITIONS :-	AREA IN SQ. MTS.
A	32.48 X 18.52 = 601.53
C	1/2(6.52+2.89) X 7.62 X 0.5 = 17.93
D	02.33 X 0.02 X 2/3 = 0.03
E	1/2(2.33+2.45) X 0.23 = 0.05
F	00.23 X 0.831 = 0.19
G	04.60 X 0.23 = 1.06
H	00.60 X 0.23 X 2 = 0.28
I	04.94 X 0.23 = 01.14
J	16.26 X 0.15 = 02.44
K	18.52 X 0.15 = 02.78
L	11.78 X 0.15 = 01.77
M	07.84 X 0.23 = 01.80
O	1/2(2.22+2.65) X 1.68 X 0.5 = 02.05
<b>TOTAL</b>	<b>= 635.27</b>

**DEDUCTIONS :-**

1	1.66 X 9.22 = 15.31
2	8.55 X 0.91 = 07.78
3	2.43 X 0.98 = 2.38
5	8.44 X 0.32 X 2/3 = 1.80
6	2.45 X 0.03 X 2/3 = 0.05
7	1.66 X 0.45 X 0.5 = 0.37
8	4.11 X 8.85 X 0.5 = 18.19
<b>TOTAL DEDUCTIONS :-</b>	<b>= 45.88</b>
<b>NET BUILT UP AREA FOR 1ST FLOOR</b>	<b>= 589.39</b>

**BUILT-UP AREA STATEMENT**

FLOOR	TOTAL AREA IN SQ.MTS.
GROUND FLOOR	600.16 SQ.MTS.
FIRST FLOOR	589.39 SQ.MTS.
TERRACE FLOOR AREA	30.14 SQ. MTS.
STORAGE FOR CLUB HOUSE AT BASEMENT BUILT-UP AREA	229.58 SQ. MTS.
<b>TOTAL PROPOSED BUILT-UP AREA</b>	<b>1449.27 SQ.MTS.</b>

**PLINTH AREA STATEMENT**

TOTAL PROP. R.G. AREA	= 9662.04 SQ. MTS.
PERMISSIBLE BUILT-UP AREA 15% OF 9662.04 SQ. MTS.	= 1449.31 SQ.MTRS
PERMISSIBLE PLINTH AREA 10% OF 9662.04 SQ.MTS.	= 966.20 SQ.MTRS
PROPOSED GROUND FLR. AREA	= 600.16 SQ.MTRS

PROFORMA-B

CONTENTS OF SHEET:  
BASEMENT FLOOR PLAN, 1ST FLOOR PLAN, TERRACE FLOOR PLAN, SECTION-DD, LINE AREA DIAGRAMS, AREA CALCULATIONS & AREA STATEMENT

DESCRIPTION OF PROPOSAL & PROPERTY:  
PROPOSED CLUB HOUSE & SWIMMING POOL ON SUB PLOT 'A' OF PROPERTY BEARING C.T.S. NO. 179A/1, 179A/2, 179-B, C, E, G OF VILLAGE MULGAON, C.T.S. NO 230-A/1, B, 1C, 238-B, 243-A & 243-A/1 OF VILLAGE KONDIVITA AT M.V. ROAD, ANDHERI (EAST), MUMBAI.

NAME, ADDRESS OF OWNER:  
MS TULSIANI BUILDERS & TEXTILES PVT. LTD. & MS RASHTRIYA METAL IND. LTD., MS CHANDUMAL SONS PVT. LTD. & SHRI. RAMESH SHAH & OTHERS C.A. TO OWNER.  
1103/04, TULSIANI CHAMBERS, 212, NARIMAN POINT, MUMBAI-400021

FOR TULSIANI BUILDERS & TEXTILES PVT. LTD. (S.M.KUVELKER) DIRECTOR: DIGITAL SIGN. S.M.KUVELKER

FOR RASHTRIYA METAL IND. LTD. (S.M.KUVELKER) DIRECTOR: DIGITAL SIGN. S.M.KUVELKER

CHANDUMAL SONS PVT. LTD. & SHRI. RAMESH SHAH & OTHERS C.A. TO OWNER: DIGITAL SIGN. S.M.KUVELKER

NAME, ADDRESS OF C.A.:  
B.M.C. FILE NO. CE / 9152 / WS / AK

STAMP OF APPROVAL OF PLAN  
ACCEPTED AS COMPLETION PLANS AS ACCOMPANIMENT OF ACCEPTANCE OF O.C.C. ALONG WITH B.C.C. BY THIS OFFICE ISSUED UNDER NO. CE/9152/WS/AK ON EVEN DATE 13/08/2019

S.E.B./K/EAST NORTH WARD: A.E.B.P./K/E WARD: E.E.B.P./K WARD

NORTH SCALE 1:100 DRAWN BY: CHECK BY: sanjiv

NAME ADDRESS AND SIGN. OF LICENCE SURVEYOR: DIGITAL SIGN.

**M./S. B. S. BAROT**  
B. S. BAROT, LICENCE SURVEYOR,  
PLOT NO. 14A, YASH KRIPA, 16 FLOOR, JAWAHAR NAGAR,  
S.V. ROAD, GOREGAON (W), MUM. - 400 062.





**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**APPENDIX XXII**

**FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\***

[CE/9152/WS/AK - BCC/Amend(1) of 13 August 2019]

To,  
**M/S TULSIANI BUILDERS AND TEXTILES PVT. LTD. & M/S. RASHTRIYA  
1102/3, TULSIANI CHAMBERS, 212 NARIMAN POINT, MUMBAI-400 021..**

Dear Applicant/Owners,

The **full** development work of **commercial** building comprising of **club House building on Layout RG comprising of basement + Ground floor + 1st upper floor alongwith open to sky swimming pool** on plot bearing C.S.No./CTS No. **179-A to 179-H of village Mulgaon & C.T.S.No.230-A 230-D, 238-D, 243-A & 243-A/1** of of village **KONDIVATE** at **Near J.B.Nagar chakala Metro station,Andheri(E),Mumbai** is completed under the supervision of Shri. **B. S. Barot , Licensed Surveyor , Lic. No. B/52/LS , Shri. ASHESH RAGHUVIR KENI , RCC Consultant, Lic. No. STR/K/224** and Shri. **Jayesh D. Mehta , Site supervisor, Lic.No. M/291/SSI** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **NORTEX FIRE EQUIPMENTS CO.PVT.LTD.,having Lic.No.MFS-LA/2019/RD-24** dated **13 August 2019**. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

- 1) That all the Layout conditions including handing over of Amenity open space & submission of separate P R cards shall be Complied with before asking Further OCC to the building in the Layout & as per Layout condition.
- 2) That all Fire Fighting Systems shall be maintained in good working condition as per certificate issued by Consultant NORTEX FIRE EQUIPMENTS CO.PVT.LTD..
- 3) That this Full OCC BCC is without Prejudice to Legal matters pending in Court of Law if any.

**Copy To :**

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C. , K/E Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/E Ward
  5. A.E.W.W. , K/E Ward
  6. Architect, B. S. Barot, Plot No.36, Kalpana Building, 3rd Floor, Hatkesh Society, J.V.P.D. Scheme, N.S.Road No.5, Vile Parle(W) Plot No.14, Yogi Krupa, 1st Floor, Jawahar Nagar,S.V.Road,Goregaon(W)
- For information please

Name : Prakash Rajaram Rasal  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater Mumbai  
Date : 13-Aug-2019 16: 58:45



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

7 OCT 2010

PART OCCUPATION CERTIFICATE

To  
M/s. Tulsiani Builders & Textiles Pvt. Ltd. and  
Rashtriya Metal Indl. Ltd., and M/s. Chandumal Sons Pvt. Ltd.  
and Shri. Ramesh Shah and others C.A. to Owner.  
1103/4, Tulsiani Chambers,  
212, Nariman Point,  
Mumbai - 400021.

Ex. Engineer's Bldg. Proposal (W.S.  
H and K Ward)  
Municipal Office, R. K. Park Marg,  
Bandra (West), Mumbai - 400 050

Sir,

The part development work of commercial bldg. comprising of Wing 'B'-B1 for lower Basement + Upper Basement + Ground (Pt.) + 1<sup>st</sup> floor for office / podium + 2<sup>nd</sup> to 12<sup>th</sup> upper floors on plot bearing C.T.S. No. 179A to 179 H of Village Mulgaon and CTS No. 230-A to 230-D, 243-A and 243-A/1 of Village Kondivita situated at Mathurdas Vasanji Road, Andheri (East), Mumbai is completed under the supervision of Licensed Surveyor Shri. B.S.Barot, License No. B/52, may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.
- 2) That all the conditions of I.O.D. shall be complied with for the remaining work.
- 3) That the balance condition of layout shall be complied with for remaining work.

A set of certified completion plan is attached herewith.

Yours faithfully,

*sd/-*

Executive Engineer (Bldg.Proposals)  
Western Subs. [K] Ward.

Copy to :  Architect Shri. B.S.Barot  
 3) E.E.[V]W.S.  
5) Sup. [ K/E] Ward,  
7) Asstt. Commissioner [K/E] Ward

- 2) E.E.D.P. (H&K)
- 4) Dy. A & C.(S)
- 6) A.E.W.W.[ K/E] Ward,
- 8) A.E.(Survey) H & K Ward.

For information please.

CERTIFIED TRUE COPY

*[Signature]*

*[Signature]*  
E.E.B.P.(W.S.) K Ward.

**M/S. B. S. BAROT**  
ARCHITECTS & ENGINEERS  
Jawahar Nagar, Plot No. 14, 1st Floor,  
S. V Road, Goregaon (West),  
Mumbai - 400 062.



Item No. 67

**Subject:** Amendment in EC for proposed project "Sahar Plaza" proposed development of commercial complex at plot no. 179A to H (new CTS no.) of village Mulgaon and CTS nos. 243/A, 243/A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) and 238/B of village Kondivita of vM.V. Road, Andheri (E), Mumbai by M/s. Tulsiani- Sumer Associates Builders & Developers.

Authority noted that environment clearance has been issued to M/s. Tulsiani- Sumer Associates Builders & Developers for proposed project "Sahar Plaza" proposed development of commercial complex at plot no. 179A to H (new CTS no.) of village Mulgaon and CTS nos. 243/A, 243/A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) and 238/B of village Kondivita of vM.V. Road, Andheri (E), Mumbai. Now, PP vide letter dated 30<sup>th</sup> May, 2015 has approached to SEIAA for amendment in EC. The Project proponent has sought amendment as below-

Comparative Statement of Sahar Plaza by M/s Tulsiani Summer Associates				
Sr. No	Description	As per EC received	Proposed Anemdment	Remarks
1.	Total plot area	49464.3 sq.m	49464.30 sq. m	PR card is furnished in hard copy.
2.	Deductions	14117.6 sq.m	12489.25 sq. m	As per MCGM approval.
3.	Net Plot Area	35,346.70 sq.m	36975.05 sq.m	Amenity open space area calculation was change from 12.5% of net plot area to total deduction of 20% including garden & other reservation.
4	Maximum permissible BUA	48850.00 sq.m	71733.94 sq.m	48,850 sq.m does not include first 2 buildings(Bldg n0.1(Midas):8867.59 sq.m&Bldg.no.2(Bonanza):6849.48sq.m.
5	Total BUA area	48850.00 sq.m	71733.94 sq.m	

  
Chairman

  
Member Secretary

Minutes of the 87<sup>th</sup> meeting of the SEIAA held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015

				FSI area is increased because of revised plot area.
6	<b>Non FSI area</b>	48015 sq.m (not considered in EC)	48846.88sq.m	Non FSI area was not considered in earlier Environment Clearance.
7	<b>Total construction built up area(FSI + Non FSI Area)</b>	48 850 sq.m(mentioned in EC) Total :(FSI+ Non FSI):96865 sq.m	120580.82 sq.m	48,850 sq.m does not include first 2 buildings and non FSI area.
8	<b>Total cost of project</b>	Rs.202.27 crores	Rs.360 crores	---
9	<b>Green area</b>	5302sq.m on ground (not mentioned in old EC) 15% of net plot 4150.42 sq.m on other green area Total:9452.42 sq.m	5548.9 sq.m on ground(15% of net plot) 7557.3sq.m on other green area Total =13106.2sq.m	--
10	<b>Nos. of trees to be planted</b>	142 no.s as per MCGM ( Not mentioned in Environment Clearance)	Existing :142 no.s; Proposed:147nos as per MCGM norms Total no.s:289	---
11	<b>No. of parking</b>	1180 no.s	636 no.s (As per Concession document by MCGM dtd 12June 2014.)	--
12	<b>No. of population Commercial</b>	4250 no.s	7173 nos	---
13	<b>Water req</b>	244.5 cum/day	405cum/day	--
14	<b>Wastewater</b>	50 cum/day	295cum/day	---
15	<b>Capacity of STP</b>	50 cum/day (60 KLD is installed on site and is in	Proposed STP 240 cum/day Total STP	

  
Chairman

  
Member Secretary



Minutes of the 87<sup>th</sup> meeting of the SEIAA held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015

		full operation)	capacity:300 cum/day	
16	STP Sludge	0.03TPD	0.147TPD	
17	Rain water harvesting	Rain water harvesting pits of 3 meter dia and 3 meter deep. No. of harvesting pits proposed is 24.	22 Rain water harvesting chambers, each of 25.92 cum/day are constructed on site. Total 570 cum/day for percolation. No additional chambers/trenches are proposed. It is proposed to have rain water collection tanks of 120m <sup>3</sup> capacity (total) and harvested water is used is equal to 2 days terrace rainfall for pro. Bldg.	
18	Solid waste Generation	1.1 TPD	1.54 TPD	
19	Energy	Reliance Energy	Reliance Energy	
20	DG Set	380 kva*1 and 180kva *1 KVA provided for essential services	Existing Bldg: Windfall:380 kva*1 Meadows:200kva*1 Bonanza & Midas 125 kVA = 1 no Club house-50 kVA = 1 no Proposed Bldg.:Mint:380 kva*1	
21	Clearance side and front	6m	6m	
22	Right of way (width of the road from the nearest fire station to the	60m	60 m	

  
Chairman

  
Member Secretary

Minutes of the 87<sup>th</sup> meeting of the SEIAA held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015

	<b>proposed building</b>			
23	Turning radius for easy access for fire tender movement from all around the building excluding the width for the plantation	12m	12m	
24	Width of all internal roads	12m	12m	

The Authority noted the the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29<sup>th</sup> November, 2014 by Addl. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 87<sup>th</sup> meeting, Authority further noted that due to change in parking proposed, PP applied for amendment in Earlier EC issued by SEIAA.

After discussing the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the consequential impact on account of the proposed changes is not likely to be adverse on the environmental parameters.

  
Chairman

  
Member Secretary



Government of Maharashtra

SEAC-2013/CR-185/TC-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 10<sup>th</sup> December, 2014

To,  
M/s Tulsiani Sumer Associates  
At village Mulgaon and Kondivata,  
M.V. Road ,Andheri(E),  
Mumbai-400 059

**Subject: Environment clearance for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no ) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no ) & 238/B of village Kondivata of M V road , Andheri (E), Mumbai by M/s Tulsiani - Sumer associates.**

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 21<sup>st</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 69<sup>th</sup> & 74<sup>th</sup> meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no ) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no ) & 238/B of village Kondivata of M V road . Andheri (E), Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006

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

Name of the project:	"Sahar Plaza" - Proposed development of commercial complex at plot no. 179A to 179H ,village- Mulgaon and CTS no.s 243/A,243/A1,,230/A,230/B,230/C& 230/D of village Kondivata, M.V. Road ,Andheri(E),Mumbai-400 059.
Project Proponent	M/s Tulsiani Sumer Associate
Consultant	Building Environment (India) Pvt. Ltd.
Type of the project	Proposed commercial development "Sahar Plaza "is expansion project. The commercial office complex has obtained Environment clearance on October 19, 2006.



Location of Project	Proposed commercial complex "Sahar Plaza" at plot no. 179A to 179H ,village- Mulgaon and CTS no.s 243/A,243/A1,,230/A,230/B,230/C& 230/D of village Kondivata, M.V. Road ,Andheri(E),Mumbai-400 059..
Whether in Corporation / Municipal / Other area:	The proposed project falls in limits of Municipal Corporation of Greater Mumbai (MCGM)
Applicability of the DCR	Development control regulation for Mumbai- 1991
Note on the initiated work	Project proponent had constructed two buildings (Midas, Bonanza) on the plot prior to EIA notification was amended on 7th July 2004. Midas - Occupation Certificate was obtained on 23 <sup>rd</sup> September,1995 Bonanza -Occupation Certificate was obtained on 1 <sup>st</sup> October,1996 Project proponent applied for Environment Clearance for further construction as per EIA notification 1994 as amended on July 2004 and this was granted on 19th October 2006 for a Plot area 35,346.70 sq.m and Total built up area of 48850 sq.m. With this clearance 2 more buildings (Meadows and Windfall) with a total built up area of 36028.42 sq.m. were constructed and obtained Consent to Establishment on 22 <sup>nd</sup> March,2006 and Consent to Operate on 1st October,2012
Total plot area	49464.30sq.m
Deductions	12489.25 sq.m
Net plot area	36975.05 sq.m
Permissible FSI (including TDR etc.)	Maximum Permissible FSI -71733.94 sq.m TDR generated- 34895.35 sq.m
Proposed Built up area (FSI & Non- FSI):	Construction BUA: 1,20,580.82 sq.m FSI: 71733.94 sq.m Non FSI: 48846.88sq.m
Ground Coverage Percentage (%)	15789.31 sq.m 43%
Estimated cost of the project:	Rs 360 Crores
No. of Buildings and its configuration	5 buildings + 1 club house Midas:B+G+7 Bonanza:G+7 Meadows:2B+G+10 Windfall:2B+G+12 Mint: 2B +G+8 ½ (proposed bldg.) Mint and Windfall are having common basement Club house: G+1.
No. of Expected residents/users	Commercial no.:7173 no.s
Height of building	42.98 m
Right of way	60 mtrs
Turning radius	12 mtrs.
Existing Structures	4no.s of buildings exists on site. Midas and Bonanza- Constructed prior to EIA notification



	<p>was amended on 7<sup>th</sup> July, 2004.  Meadows and Windfall: Constructed after obtaining EC dtd October 19,2006and Consent to Establishment dtd 22 nd March, 2006.</p>
<b>Total water requirement</b>	<p>Dry season:  Fresh water demand=111 KLD &amp; Source :MCGM  Recycled water supply:  For flushing : 222 KLD  For landscaping : 66 KLD  AC make up-21KLD  Total water demand =420 KLD  Wet season:  Fresh water demand=111 KLD &amp; Source :MCGM  Recycled water supply:  For flushing : 222 KLD  AC make up-21KLD  Total water demand =354 KLD</p>
<b>Rain water Harvesting</b>	<p>Rain Water Harvesting (RWH)  The incremental rain water runoff as a result of the construction will be captured in 22# Rain water harvesting chambers each of 25.92 m<sup>3</sup>/day are constructed on site. Total capacity 570 m<sup>3</sup>/day for percolation. No additional chambers or trenches are proposed. It is proposed to have rain water collection tanks of 120m<sup>3</sup> capacity (total) and harvested water is used is equal to 2 days terrace rainfall for pro. Bldg.  Level of ground water table:  Size and no of RWH tank(s) and Quantity :  Existing:  Meadows bldg.-30cum/day  Windfall bldg.-70cum/day  Proposed :  Mint bldg. 130 cum/day  • Size, no of recharge pits and Quantity .  22 Rain water harvesting chambers, each of 25.92 cum/day are constructed on site.  Total 570 cum/day for percolation. No additional chambers/trenches are proposed  • Budgetary allocation (Capital cost and O&amp;M cost)  Capital cost:6.6 lacs  Maintenance cost: 1.5 lacs/yr</p>
<b>Storm water drainage</b>	<p>Natural water drainage pattern: The proposed project will have storm water drainage network as per MCGM remarks.</p>
<b>Sewage and Wastewater</b>	<p>I. Sewage Generation: 295 cum/day wastewater will be generated. The treated water coming from STP (265 cum/day) will be used for secondary purposes like, gardening, AC make up and flushing in non monsoon season.  II. STP Technology – Wastewater produced will be treated on site in a Sewage Treatment Plant of capacity -Existing 60 KLD working on 'Extended Aeration technology and</p>



	<p>Proposed 240 KLD working on 'Moving Bed Bioreactor' (MBBR) technology.</p> <p>III. Capacity of STP – Sewage Treatment Plant of capacity (Existing 60 KLD working on 'Extended Aeration technology and Proposed 240 KLD working on 'Moving Bed Bioreactor' (MBBR) technology.</p> <p>V.DG sets (during emergency): D.G. Set will be used as an alternate supply of electricity only in case of emergency. Type of fuel: High Speed Diesel (HSD) will be used as fuel in DG sets 380 kVA = 2 nos, 200 kVA = 1 nos, 125 kVA = 1 nos and 50 kVA = 1 nos</p> <p>V. Budgetary allocation (capital accost and O&amp;M cost) Capital Cost: 86 Lakhs O&amp;M cost: 18.9Lakhs/year</p>
Solid Waste Management	<p>Pre Construction and Construction phase Waste:- Waste generated during pre construction and construction phase is 6 MT/day Operation Phase Waste generation in the operation Phase: Dry waste MT/day:-690 kg/day Wet waste MT/day:-850 kg/day</p> <p>E Waste: E waste will be generated after 5 years latency period. The expected e waste: 10.7 T/year. Individual office will be responsible for storage &amp; disposal</p> <p>Hazardous waste: Hazardous waste that would generated in residential project would be spent due to use of DG set .DG set will be used for meeting emergency loads. Quantity of Spent Oil – The quantity of spent oil from DG sets would be 580 lit/annum. Bio medical waste (kg/month):Not applicable STP sludge (Dry sludge) kg/day: 0.1TPD Area requirement Total area provided for the storage and treatment of the solid waste :149 sq.m Budgetary allocation (capital accost and O&amp;M cost) Capital Cost : 18.5 Lakhs O&amp;M cost:3 Lakhs/year</p>
Green Belt Development	<p>RG area under green belt:</p> <ul style="list-style-type: none"> <li>• Green on the ground (sq. m.) :5548.9sq.m</li> <li>• Other green area (sq. m.):7557.3sq.m</li> </ul> <p>Plantation Number and list of trees species to be planted in the ground RG: 277 trees on RG area of 5548.9 sq.m will be planted. Number, size, age and species of trees to be cut, trees to be transplanted: 142 trees exist on site and 6 no. of trees will be cut which will be preserved on site. NOC for the Tree cutting / transplantation/</p>



compensatory plantation, if any: 12 no.s

Common Name	No. to be planted	Important features
Mahrak	12	Large tree, good for roadside plantation
Palas	14	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant
Kadamb	15	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
Neem	18	Semi-evergreen tree with medicinal value
Sita ashok	16	Shady tree with red-yellow flowers.
Apta	12	Small tree with small white flowers, Butterfly host plant
Fish tail palm	15	Tall evergreen tree
Son chafa	16	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
Bhava	15	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
Parijatak	14	Small deciduous fast growing tree, beautiful flowers.
Total	147	

Budgetary allocation (Capital cost and O&M cost)

For tree plantation:

Capital Cost : 75 Lakhs

O&M cost: .18 Lakhs/year

Energy

Total connected load : 6360 KW

Estimated Max Demand @ 70% Diversity:4452kw

Source: Reliance

D.G Set: Type of Fuel used and Capacity

High Speed Diesel (HSD) will be used as fuel in DG sets

380 kVA = 2 nos, 200 kVA = 1 nos,

125 kVA = 1 nos and 50 kVA = 1 nos



Environmental Management Plan Budgetary Allocation	Operation phase (with break-up)		
	Sr. no.	Description	Maintenance and operation cost (lakh per year)
	1	Maintenance of STP	18.9
	2	Maintenance of WTP building	2
	3	Maintenance of RWH	1.5
	4	Maintenance of Landscaped area	18
	5	Maintenance of OWC	3
	6	Energy conservation	Nil
		Total	43.4
Traffic Management	<p>Nos. of the junction to the main road and design of confluence The site is accessible from Andheri-Kurla road in south side and Marol cross road from east side.</p> <p>Parking details No. &amp; area of basement: 32816.43 sq.m / 6 no.s. No. &amp; area of podia: 1 podium &amp; 9312.35m of each podium Total parking area: 33742.8 Sq.m Area per car: 2-W :5 sq.m 4-W: 13sq.m Width of all internal roads Width of all internal roads will be 12 m.</p>		

3. The proposal has been considered by SEIAA in its 69<sup>th</sup> & 74<sup>th</sup> meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

**General Conditions for Pre-construction phase:-**

- (i) This environmental clearance is issued subject to restricting total FSI 71,613 sq m & parking to 215 as per approved plans by MCGM vide letter dated 17.06.2011 & 12.06.2014 as approved
- (ii) 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.

- (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 implies 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) "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.

#### **General Conditions for Construction Phase-**

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



- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated 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.



- (xxiii) Permission to draw ground water and construction of basement if any should be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing system for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with low reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting in 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 of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevator 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 should be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prescribed regulations.
- (xxxii) Traffic congestion near the entry and exit points from the roads adjoining proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxiii) 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.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) Under the provisions of Environment (Protection) Act, 1986, legal action should be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office of MPCB, Bhopal with copy to this department and MPCB.

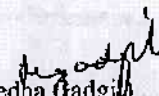
#### General Conditions for Post- construction/operation phase-



- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 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 project "Suhur Plaza" located at plot no 179A to H (new CTS no) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) & 238/B of village Kondivita of M V road, Andheri (E), Mumbai by M/s Tulsiani - Sumer associates

  
 (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 16/12/14 )



**BY SPEED POST**

No. 21-139/2006-IA -III  
Government of India  
Ministry of Environment and Forests  
(I.A Division)

Paryavaran Bhawan,  
CGO Complex, Lodhi Road  
New Delhi 110003  
Dated: October 19, 2006

To

✓  
M/S Tulsiani Sumer Associates,  
1103/04, Tulsiani Chambers,  
212, Nariman Point,  
Mumbai- 400 021

**Subject: Environmental Clearance for construction of Commercial Complex 'Sahar Plaza' at Andheri (E), Mumbai.**

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 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 third meeting held on September 1-2, 2006, and provisions under EIA Notification 2006.

2. The project proponent is proposing development of commercial complex 'Sahar Plaza' at CTS No. 179, 181, Village- Mulgaon and CTS No. 238B, 222, 230 to 233, 238 A, 243A, village Kurla II at Andheri (E), Mumbai. The project involves development of commercial complex. The total plot area is 35,346.70 sq. m. Total built up area is 48,850.00 sq. m. for the project under consideration. Total water requirement will be 244.5 cu. m./day and total wastewater generated will be 50 cu. m./day. A Sewage treatment plant having capacity of 50 cu.m. /day will be provided to treat sewage generated from the hotel complex.

3. The EIA report submitted along with the application predicts that the impact of the project on the air quality will be negligible. There will be slightly adverse impact on air quality and soil quality during construction phase. There will be no impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall 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 project 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. 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.

vi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.

vii. Ambient noise levels should conform to residential standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

viii. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards.



ix 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.

x Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Maharashtra State Pollution Control Board

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. 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.

ii. 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.

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

iv. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area.

v. The sewage treatment plants 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, if any, shall conform to the norms & standards prescribed by Maharashtra State Pollution Control Board.

vi. 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.

vii. The solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed of for land filling.



viii. 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.

ix. 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.

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

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

xii. 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.

xiii. 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.

#### **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, 2006.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops 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](mailto:rathore27@yahoo.com)  
Tele: 24368526

Copy to: -

1. The Secretary, Department of Environment, Government of Maharashtra, New Administrative Building, 15<sup>th</sup> Floor, Opp. Mantralaya, Mumbai.
2. The Member Secretary, Maharashtra State Pollution Control Board, Kalptaru Point, 3<sup>rd</sup> Floor, Near Sion Circle Opp. Cine Planet Cinema, Sion(E), 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 (IA)

Item No. 67

**Subject:** Amendment in EC for proposed project "Sahar Plaza" proposed development of commercial complex at plot no. 179A to H (new CTS no.) of village Mulgaon and CTS nos. 243/A, 243/A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) and 238/B of village Kondivita of vM.V. Road, Andheri (E), Mumbai by M/s. Tulsiani- Sumer Associates Builders & Developers.

Authority noted that environment clearance has been issued to M/s. Tulsiani- Sumer Associates Builders & Developers for proposed project "Sahar Plaza" proposed development of commercial complex at plot no. 179A to H (new CTS no.) of village Mulgaon and CTS nos. 243/A, 243/A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) and 238/B of village Kondivita of vM.V. Road, Andheri (E), Mumbai. Now, PP vide letter dated 30<sup>th</sup> May, 2015 has approached to SEIAA for amendment in EC. The Project proponent has sought amendment as below-

Comparative Statement of Sahar Plaza by M/s Tulsiani Summer Associates				
Sr. No	Description	As per EC received	Proposed Anemdment	Remarks
1.	Total plot area	49464.3 sq.m	49464.30 sq. m	PR card is furnished in hard copy.
2.	Deductions	14117.6 sq.m	12489.25 sq. m	As per MCGM approval.
3.	Net Plot Area	35,346.70 sq.m	36975.05 sq.m	Amenity open space area calculation was change from 12.5% of net plot area to total deduction of 20% including garden & other reservation.
4	Maximum permissible BUA	48850.00 sq.m	71733.94 sq.m	48,850 sq.m does not include first 2 buildings(Bldg n0.1(Midas):8867.59 sq.m&Bldg.no.2(Bonanza):6849.48sq.m.
5	Total BUA area	48850.00 sq.m	71733.94 sq.m	

  
Chairman

  
Member Secretary



Minutes of the 87<sup>th</sup> meeting of the SEIAA held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015

				FSI area is increased because of revised plot area.
6	<b>Non FSI area</b>	48015 sq.m (not considered in EC)	48846.88sq.m	Non FSI area was not considered in earlier Environment Clearance.
7	<b>Total construction built up area(FSI + Non FSI Area)</b>	48 850 sq.m(mentioned in EC) Total :(FSI+ Non FSI):96865 sq.m	120580.82 sq.m	48,850 sq.m does not include first 2 buildings and non FSI area.
8	<b>Total cost of project</b>	Rs.202.27 crores	Rs.360 crores	---
9	<b>Green area</b>	5302sq.m on ground (not mentioned in old EC) 15% of net plot 4150.42 sq.m on other green area Total:9452.42 sq.m	5548.9 sq.m on ground(15% of net plot) 7557.3sq.m on other green area Total =13106.2sq.m	--
10	<b>Nos. of trees to be planted</b>	142 no.s as per MCGM ( Not mentioned in Environment Clearance)	Existing :142 no.s; Proposed:147nos as per MCGM norms Total no.s:289	---
11	<b>No. of parking</b>	1180 no.s	636 no.s (As per Concession document by MCGM dtd 12June 2014.)	--
12	<b>No. of population Commercial</b>	4250 no.s	7173 nos	---
13	<b>Water req</b>	244.5 cum/day	405cum/day	--
14	<b>Wastewater</b>	50 cum/day	295cum/day	---
15	<b>Capacity of STP</b>	50 cum/day (60 KLD is installed on site and is in	Proposed STP 240 cum/day Total STP	

  
Chairman

  
Member Secretary

Minutes of the 87<sup>th</sup> meeting of the SEIAA held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015

		full operation)	capacity:300 cum/day	
16	STP Sludge	0.03TPD	0.147TPD	
17	Rain water harvesting	Rain water harvesting pits of 3 meter dia and 3 meter deep. No. of harvesting pits proposed is 24.	22 Rain water harvesting chambers ,each of 25.92 cum/day are constructed on site. Total 570 cum/day for percolation. No additional chambers/trenches are proposed. It is proposed to have rain water collection tanks of 120m <sup>3</sup> capacity (total) and harvested water is used is equal to 2 days terrace rainfall for pro. Bldg	
18	Solid waste Generation	1.1 TPD	1.54 TPD	
19	Energy	Reliance Energy	Reliance Energy	
20	DG Set	380 kva*1 and 180kva *1 KVA provided for essential services	Existing Bldg: Windfall:380 kva*1 Meadows:200kva*1 Bonanza & Midas 125 kVA = 1 no Club house-50 kVA = 1 no Proposed Bldg.:Mint:380 kva*1	
21	Clearance side and front	6m	6m	
22	Right of way (width of the road from the nearest fire station to the	60m	60 m	

  
Chairman

  
Member Secretary



Minutes of the 87<sup>th</sup> meeting of the SEIAA held on 10<sup>th</sup> to 12<sup>th</sup> August, 2015

	<b>proposed building</b>			
23	<b>Turning radius for easy access for fire tender movement from all around the building excluding the width for the plantation</b>	12m	12m	
24	<b>Width of all internal roads</b>	12m	12m	

The Authority noted the the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29<sup>th</sup> November, 2014 by Addl. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 87<sup>th</sup> meeting, Authority further noted that due to change in parking proposed, PP applied for amendment in Earlier EC issued by SEIAA.

After discussing the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the consequential impact on account of the proposed changes is not likely to be adverse on the environmental parameters.

  
Chairman

  
Member Secretary

Government of Maharashtra

SEAC-2013/CR-185/TC-1  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 10<sup>th</sup> December, 2014

To,  
M/s Tulsiani Sumer Associates  
At village Mulgaon and Kondivata,  
M.V. Road ,Andheri(E),  
Mumbai-400 059

**Subject: Environment clearance for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no ) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no ) & 238/B of village Kondivata of M V road , Andheri (E), Mumbai by M/s Tulsiani - Sumer associates.**

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 21<sup>st</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 69<sup>th</sup> & 74<sup>th</sup> meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed project "Sahar Plaza" located at plot no 179A to H (new CTS no ) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no ) & 238/B of village Kondivata of M V road . Andheri (E), Mumbai. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006

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

Name of the project:	"Sahar Plaza" - Proposed development of commercial complex at plot no. 179A to 179H ,village- Mulgaon and CTS no.s 243/A,243/A1,,230/A,230/B,230/C& 230/D of village Kondivata, M.V. Road ,Andheri(E),Mumbai-400 059.
Project Proponent	M/s Tulsiani Sumer Associate
Consultant	Building Environment (India) Pvt. Ltd.
Type of the project	Proposed commercial development "Sahar Plaza "is expansion project. The commercial office complex has obtained Environment clearance on October 19, 2006.



Location of Project	Proposed commercial complex "Sahar Plaza" at plot no. 179A to 179H ,village- Mulgaon and CTS no.s 243/A,243/A1,,230/A,230/B,230/C& 230/D of village Kondivata, M.V. Road ,Andheri(E),Mumbai-400 059..
Whether in Corporation / Municipal / Other area:	The proposed project falls in limits of Municipal Corporation of Greater Mumbai (MCGM)
Applicability of the DCR	Development control regulation for Mumbai- 1991
Note on the initiated work	Project proponent had constructed two buildings (Midas, Bonanza) on the plot prior to EIA notification was amended on 7th July 2004. Midas - Occupation Certificate was obtained on 23 <sup>rd</sup> September,1995 Bonanza -Occupation Certificate was obtained on 1 <sup>st</sup> October,1996 Project proponent applied for Environment Clearance for further construction as per EIA notification 1994 as amended on July 2004 and this was granted on 19th October 2006 for a Plot area 35,346.70 sq.m and Total built up area of 48850 sq.m. With this clearance 2 more buildings (Meadows and Windfall) with a total built up area of 36028.42 sq.m. were constructed and obtained Consent to Establishment on 22 <sup>nd</sup> March,2006 and Consent to Operate on 1st October,2012
Total plot area	49464.30sq.m
Deductions	12489.25 sq.m
Net plot area	36975.05 sq.m
Permissible FSI (including TDR etc.)	Maximum Permissible FSI -71733.94 sq.m TDR generated- 34895.35 sq.m
Proposed Built up area (FSI & Non- FSI):	Construction BUA: 1,20,580.82 sq.m FSI: 71733.94 sq.m Non FSI: 48846.88sq.m
Ground Coverage Percentage (%)	15789.31 sq.m 43%
Estimated cost of the project:	Rs 360 Crores
No. of Buildings and its configuration	5 buildings + 1 club house Midas:B+G+7 Bonanza:G+7 Meadows:2B+G+10 Windfall:2B+G+12 Mint: 2B +G+8 ½ (proposed bldg.) Mint and Windfall are having common basement Club house: G+1.
No. of Expected residents/users	Commercial no.:7173 no.s
Height of building	42.98 m
Right of way	60 mtrs
Turning radius	12 mtrs.
Existing Structures	4no.s of buildings exists on site. Midas and Bonanza- Constructed prior to EIA notification



	<p>was amended on 7<sup>th</sup> July, 2004.  Meadows and Windfall: Constructed after obtaining EC dtd October 19,2006and Consent to Establishment dtd 22 nd March, 2006.</p>
<b>Total water requirement</b>	<p>Dry season:  Fresh water demand=111 KLD &amp; Source :MCGM  Recycled water supply:  For flushing : 222 KLD  For landscaping : 66 KLD  AC make up-21KLD  Total water demand =420 KLD  Wet season:  Fresh water demand=111 KLD &amp; Source :MCGM  Recycled water supply:  For flushing : 222 KLD  AC make up-21KLD  Total water demand =354 KLD</p>
<b>Rain water Harvesting</b>	<p>Rain Water Harvesting (RWH)  The incremental rain water runoff as a result of the construction will be captured in 22# Rain water harvesting chambers each of 25.92 m<sup>3</sup>/day are constructed on site. Total capacity 570 m<sup>3</sup>/day for percolation. No additional chambers or trenches are proposed. It is proposed to have rain water collection tanks of 120m<sup>3</sup> capacity (total) and harvested water is used is equal to 2 days terrace rainfall for pro. Bldg.  Level of ground water table:  Size and no of RWH tank(s) and Quantity :  Existing:  Meadows bldg.-30cum/day  Windfall bldg.-70cum/day  Proposed :  Mint bldg. 130 cum/day  • Size, no of recharge pits and Quantity .  22 Rain water harvesting chambers, each of 25.92 cum/day are constructed on site.  Total 570 cum/day for percolation. No additional chambers/trenches are proposed  • Budgetary allocation (Capital cost and O&amp;M cost)  Capital cost:6.6 lacs  Maintenance cost: 1.5 lacs/yr</p>
<b>Storm water drainage</b>	<p>Natural water drainage pattern: The proposed project will have storm water drainage network as per MCGM remarks.</p>
<b>Sewage and Wastewater</b>	<p>I. Sewage Generation: 295 cum/day wastewater will be generated. The treated water coming from STP (265 cum/day) will be used for secondary purposes like, gardening, AC make up and flushing in non monsoon season.  II. STP Technology – Wastewater produced will be treated on site in a Sewage Treatment Plant of capacity -Existing 60 KLD working on 'Extended Aeration technology and</p>



	<p>Proposed 240 KLD working on 'Moving Bed Bioreactor' (MBBR) technology.</p> <p>III. Capacity of STP – Sewage Treatment Plant of capacity (Existing 60 KLD working on 'Extended Aeration technology and Proposed 240 KLD working on 'Moving Bed Bioreactor' (MBBR) technology.</p> <p>V.DG sets (during emergency): D.G. Set will be used as an alternate supply of electricity only in case of emergency. Type of fuel: High Speed Diesel (HSD) will be used as fuel in DG sets 380 kVA = 2 nos, 200 kVA = 1 nos, 125 kVA = 1 nos and 50 kVA = 1 nos</p> <p>V. Budgetary allocation (capital accost and O&amp;M cost) Capital Cost: 86 Lakhs O&amp;M cost: 18.9Lakhs/year</p>
Solid Waste Management	<p>Pre Construction and Construction phase Waste:- Waste generated during pre construction and construction phase is 6 MT/day Operation Phase Waste generation in the operation Phase: Dry waste MT/day:-690 kg/day Wet waste MT/day:-850 kg/day</p> <p>E Waste: E waste will be generated after 5 years latency period. The expected e waste: 10.7 T/year. Individual office will be responsible for storage &amp; disposal</p> <p>Hazardous waste: Hazardous waste that would generated in residential project would be spent due to use of DG set .DG set will be used for meeting emergency loads. Quantity of Spent Oil – The quantity of spent oil from DG sets would be 580 lit/annum. Bio medical waste (kg/month):Not applicable STP sludge (Dry sludge) kg/day: 0.1TPD Area requirement Total area provided for the storage and treatment of the solid waste :149 sq.m Budgetary allocation (capital accost and O&amp;M cost) Capital Cost : 18.5 Lakhs O&amp;M cost:3 Lakhs/year</p>
Green Belt Development	<p>RG area under green belt:</p> <ul style="list-style-type: none"> <li>• Green on the ground (sq. m.) :5548.9sq.m</li> <li>• Other green area (sq. m.):7557.3sq.m</li> </ul> <p>Plantation Number and list of trees species to be planted in the ground RG: 277 trees on RG area of 5548.9 sq.m will be planted. Number, size, age and species of trees to be cut, trees to be transplanted: 142 trees exist on site and 6 no. of trees will be cut which will be preserved on site. NOC for the Tree cutting / transplantation/</p>



compensatory plantation, if any: 12 no.s

Common Name	No. to be planted	Important features
Mahrak	12	Large tree, good for roadside plantation
Palas	14	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant
Kadamb	15	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
Neem	18	Semi-evergreen tree with medicinal value
Sita ashok	16	Shady tree with red-yellow flowers.
Apta	12	Small tree with small white flowers, Butterfly host plant
Fish tail palm	15	Tall evergreen tree
Son chafa	16	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant
Bhava	15	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
Parijatak	14	Small deciduous fast growing tree, beautiful flowers.
Total	147	

Budgetary allocation (Capital cost and O&M cost)

For tree plantation:

Capital Cost : 75 Lakhs

O&M cost: .18 Lakhs/year

Energy

Total connected load : 6360 KW

Estimated Max Demand @ 70% Diversity:4452kw

Source: Reliance

D.G Set: Type of Fuel used and Capacity

High Speed Diesel (HSD) will be used as fuel in DG sets

380 kVA = 2 nos, 200 kVA = 1 nos,

125 kVA = 1 nos and 50 kVA = 1 nos



Environmental Management Plan Budgetary Allocation	Operation phase (with break-up)		
	Sr. no.	Description	Maintenance and operation cost (lakh per year)
	1	Maintenance of STP	18.9
	2	Maintenance of WTP building	2
	3	Maintenance of RWH	1.5
	4	Maintenance of Landscaped area	18
	5	Maintenance of OWC	3
	6	Energy conservation	Nil
		Total	43.4
Traffic Management	<p>Nos. of the junction to the main road and design of confluence The site is accessible from Andheri-Kurla road in south side and Marol cross road from east side.</p> <p>Parking details No. &amp; area of basement: 32816.43 sq.m / 6 no.s. No. &amp; area of podia: 1 podium &amp; 9312.35m of each podium Total parking area: 33742.8 Sq.m Area per car: 2-W :5 sq.m 4-W: 13sq.m Width of all internal roads Width of all internal roads will be 12 m.</p>		

3. The proposal has been considered by SEIAA in its 69<sup>th</sup> & 74<sup>th</sup> meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

**General Conditions for Pre-construction phase:-**

- (i) This environmental clearance is issued subject to restricting total FSI 71,613 sq m & parking to 215 as per approved plans by MCGM vide letter dated 17.06.2011 & 12.06.2014 as approved
- (ii) 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.

- (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 implies 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) "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.

#### **General Conditions for Construction Phase-**

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



- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated 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.



- (xxiii) Permission to draw ground water and construction of basement if any should be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing system for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with low reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting in 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 of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevator 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 should be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prescribed regulations.
- (xxxii) Traffic congestion near the entry and exit points from the roads adjoining proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxiii) 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.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) Under the provisions of Environment (Protection) Act, 1986, legal action should be initiated against the project proponent if it was found that construction of project has been started without obtaining environmental clearance.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office of MPCB, Bhopal with copy to this department and MPCB.

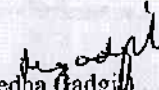
#### General Conditions for Post- construction/operation phase-



- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 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 project "Suhur Plaza" located at plot no 179A to H (new CTS no) of village Mulgaon & CTS no 243/A, 243A/1, 230/A, 230/B, 230/C & 230/D (new CTS no) & 238/B of village Kondivita of M V road, Andheri (E), Mumbai by M/s Tulsiani - Sumer associates

  
 (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 16/12/14 )



Refn. 583-  
BMFP-4245-2008-3,000 Forms

This C.C. is issued subject  
to the provision of Land  
Ceiling and Regulation Act, 1976

C-3  
MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 9152 /BSI/WS/AMAK of 27 MAR 2012

COMMENCEMENT CERTIFICATE

To,  
M/s. Tulsiyani Builders  
& Textiles Pvt. Ltd.

EX. Engineer Bldg. Proposal (WS)  
Hand & Words  
Municipal Officer, A. K. Parker Marg,  
Bandra (West), Mumbai - 400 050

Sir,

With reference to your application No. 6248 dated 16/07/07 for Development  
Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional  
and Town Planning Act 1966, to carry out development and building permission under Section 346 of the  
Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Rep Club House & Swimming Pool CTS No. 179A/104, 230A/100  
at premises at Street M.Y. Rd. village Kondivita 238-B, 243-A, 243-A/1 plot  
No. ..... situated at Andheri (E) in K/East Ward.

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. P. W. BHARGAVA  
Executive Engineer to exercise his powers and functions of the Planning

Authority under Section 45 of the said Act.  
This CC is valid upto 26 MAR 2013.

This Commencement certificate is for  
laying out & work upto Plinth only

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

Executive Eng. Building Proposals  
(Western Subs.) 'W/East', 'W/West' & 'K/East', 'K/West' /Wards'

FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI



Valid up to 26-9-2016

23 APR 2015

CHE/WS/ ~~15137~~ 15137/CO/9152/US/1AK

Further C. C. is ~~re-enclosed~~ <sup>re-enclosed</sup> upto top of basement slab level only above ground level as per approved ~~contingent~~ plan ~~dated~~ 16-02-2015.

*[Signature]*

E.E.B.P. (WS) K. Ward

CERTIFIED TRUE COPY

*[Signature]*

M/s. B. S. BAROT  
B. S. BAROT, LICENCE SURVEYOR  
Plot No. 14-A, Yogi Krupa, 1st Floor,  
Jawahar Nagar, S. V. Road,  
Goregaon (W), Mumbai-400 062.



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

The Office of  
The Chief Fire Officer  
Mumbai Fire Brigade  
Suburban Head Quarters  
1st Fire Station,  
A/37 Shamani Dal Marg,  
Mumbai - 400 059.

No. : FB/HR/R/IV/501  
Date: 6/12/13

Amended NOC stipulating fire fighting & fire protection requirements for Proposed high rise commercial building No. 3 on Sub Plot A, Plot bearing C.T.S. No. 179-A to 179-H of Village Mulgaon C.T.S. No. 230-A to 230-D, 238-D, 243-A and 243-A/1 of Village Kondivita at M.V. Road, Andheri (East).

Ref: Letter dated 14.11.2013 from A.E.B.P. (W.S.) K/E Ward, under No. CE/8644/WS/AK  
M.F.B. No. HR/R-IV/501 dated 02.12.2013.

**E.E. B.P. (W.S.)**

In this case, please refer to this office NOCs. issued under No. FBL/S/497/1705 dated 20.12.07 for the construction of a low rise commercial building comprising of two independent wings i.e. wing A and wing A1 and two interconnected wings i.e. B wing and B1 wing having ground floor on stilts having ground floor on stilts and five upper floors with two level basement with a height of 18.45 mtrs.

Subsequently this office has issued amended NOC under No. FBM/S/508/1099 dated 15.1.09 for the construction of a high rise commercial building comprising of A - A1 wings having ground floor on stilts and one upper floor with a height of 6.25 mtrs., while B - B1 wings having ground floor on stilts and nine upper floors (part 9<sup>th</sup> floor) with two level basement with a height of 30.65 mtrs.

Further, this office has issued amended NOC under No. FB/HR/WS/198 dated 05.06.2010 for the construction of a high rise commercial building comprising of wings A - A1 as well as B - B1 having ground floor partly on stilts and 12 upper floors with two level basement with a height of 40.40 mtrs.

The work of wing B - B1 comprising of ground floor partly on stilts and 12 upper floors with two level basement was completed and Occupation Permission was granted under No. FB/HR/WS/172 dated 14.06.2011. Also E.E.B.P. (W.S.) has granted Occupation Permission under No. CE/8644/WS/AK dated 17.10.2011.

C.C. upto top of basement of wings A - A1 has been granted by E.E.B.P. (W.S.) H & K under No. CE/8644/WS/AK dated 19.06.2007. The work is carried out accordingly.

Now Licensed Surveyor has once again submitted amended plans for approval for wing A - A1 only. Wing A - A1 will now comprise of ground floor partly on stilts and 9 upper floors with two level basement with a height of 36.65 mtrs.

  
06/12/13



The floor-wise user of wing A - A1 is as under.

Floor	User
Lower & Upper Basements	Car parking with two No. of 6.00 mtrs wide each two way Ramps, Fan Rooms, STP plant, BMS room(UB) & Pump Rooms
Ground floor	Food Court, Driver room, Security room, Society Office & stilts for car parking
1 <sup>st</sup> floor	13 No. of Offices & Common Podium for single layer car parking with a 6.00 mtrs wide two way Ramp.
2 <sup>nd</sup> to 6 <sup>th</sup> , 8 <sup>th</sup> & 9 <sup>th</sup> floor	14 No. of Offices
7 <sup>th</sup> floor	12 No. of Offices & Refuge Area.

Both the level basements (common for wings A - A1 as well as B - B1 ) have been provided with five No. of staircases having flight width of 1.50 mtrs. each. Two No. of two way Ramps of 6.00 mtrs. width each are proposed for both the level Basements as approved earlier. Natural ventilation to the basement will be provided through the ventilation cutouts and trenches. However, the Licensed Surveyor has been directed to provide mechanical ventilation/smoke extraction system facilitating 15 air changes per hour in normal course and capable of converting to 30 air changes per hour in case of emergency.

Wing A - A1 has been provided with two inter-connected enclosed type staircases having flight width of 1.50 mtrs. each which are connected by common passage having width of 2.44 mtrs. The staircases are externally located and adequately ventilated. The lift lobby/common passage at each floor level is directly ventilated to outside air, as shown in the plan.

Total <sup>two</sup> No. of lifts are proposed out of which Two No. of lifts (one near each staircase) will be converted into Fire Lifts.

The building abuts on 12.00 mtrs. wide Internal road on North side which is connected to 13.40 mtrs. wide D.P. road on West side as well as M. V. Road on South side. The open spaces around the building are as under.

- North side - 6.00 mtrs. to 10.97 mtrs. at podium levels + 12.00 mtrs. wide Internal road
- South side - 8.06 mtrs. to 22.55 mtrs. including 12.00 mtrs. wide access road
- East side - 9.17 mtrs. to 9.80 mtrs. at ground level
- West side - 6.10 mtrs. to 15.33 mtrs. at ground level and partly ramp for podium

#### Refuge area

Refuge area Floor	Refuge area at a height from Ground level	Refuge area Required	Refuge area proposed
At 7 <sup>th</sup> floor level	25.70 mtrs.	245.70 sq. mtrs.	252.42 sq. mtrs.



In addition, terrace floor level will be treated as refuge area. Excess refuge area will be counted in FSI. The architect has agreed to paved the R.G. up to 12mtrs on South side to facilitate the rescue operation.

In view of the above, as far as this department is concerned, there would be no objection for the construction of proposed high rise commercial building comprising of Wing A - A1 having ground floor partly on stilts and 9 upper floors with two level basement with a height of 36.65 mtrs. annexed to existing Wing B - B1 having ground floor partly on stilts and 12 upper floors with two level basement with a height of 40.40 mtrs, as per the details shown on the enclosed amended plans, signed in token of approval, subject to satisfactory compliance of the following requirements.

1. All the requirements stipulated earlier vide this office NOC issued under No. FB/HRWS/198 dated 05.06.2010 shall be complied along with following requirement.
2. FOOD COURTS:  
Necessary license under Section 394 of BMC Act shall be obtained for the Food Courts.
3. GLASS FAÇADE
  - 1) An Opening to the glass façade of min. width 1.5 m and height 1.5 m shall be provided at every floor at a level of 1.2 m from the flooring facing compulsory open space as well as on road side. Minimum one such opening shall be provided at the interval of every 15 m.  
Mechanism of Opening: - The openable glass panel shall be either left or right hinged to facilitate approach of the rescue cage / ladder. Similarly, this portion shall have manual opening mechanism from inside as well as outside. Such openable panels shall be marked conspicuously so as to easily identify the openable panel from outside.
  - 2) Distance between the external wall/building line (glass / brick) and glass façade shall not be more than 300 mm.
  - 3) The smoke seals / barriers between building wall and façade shall be provided at every floor level in the form of non-combustible material / vermiculate cement.
  - 4) Glass façade blocking the area of staircase, lift lobby and corridor shall be kept openable. Pressurized system of the staircase / lobby shall be synchronized with opening mechanism.
  - 5) The glazing used for the façade shall be of toughened (tempered) safety glass as per I.S. 2553, Part I or laminated safety glass as per I.S. 2553 - Part I, satisfying stability criteria.
  - 6) Automatic wall drenchers shall be provided at every floor level from inside of the façade.
  - 7) Openable vent of 600 mm height to be installed below ceiling level or false ceiling level (if provided). - The openable vent of minimum 2.5% of the floor area shall be provided. It shall be of min 600 mm depth below ceiling / false ceiling or full length on the periphery of the façade whichever is less. - Openable mechanical devices for the said vent shall be located at 1.2 m height from the flooring level. The Openable vent can be pop-out type or



bottom hinged provided with fusible link opening mechanism and shall also be integrated with automatic Smoke Detection system.

OR

Alternate vertical glass panels of the facade shall be openable type with the mechanism mentioned above in order to ventilate the smoke.

- 8) Refuge areas covered with the glass facade shall have all the panels openable (either left or right hinged) both from inside as well as out side.

The party has earlier paid capitation fee of Rs. 2,40,000/- vide receipt No. 675701 dated 19.12.2007 on the gross built-up area of 48000 sq.mtrs. (as low rise building) as certified by the Licensed Surveyor vide his letter dated 20.11.2007.

Subsequently, the Licensed Surveyor vide his letter dated 12.11.2008 has certified the gross built-up area as 48000 sq.mtrs. (as high rise building) and the party has paid additional capitation fee of Rs. 2,40,000/- vide receipt No. 361541 dated 06.01.2009 (SAP docket No. 1000217405).

Subsequently, the Licensed Surveyor vide his letter dated 19.05.2010 has certified the gross built-up area as 94200 sq.mtrs. and the party has paid additional capitation fee of Rs. 4,62,000/- vide receipt No. 1636257 dated 04.06.2010 (SAP docket No. 1000609997) on the additional built-up area of 46200 sq.mtrs.

Now, the Licensed Surveyor vide his letter dated 23.11.2013 has certified the gross built-up area as 78000 sq.mtrs. and the party has paid additional scrutiny fee of Rs. 12,42,000/- vide receipt No. 3410618 dated 03.12.2013 (SAP docket No. 1001606822)

*Sd/-*

Dy. Chief Fire Officer (W.S.)  
Mumbai Fire Brigade.

Copy to: Mr. B.S. Barot, Licensed Surveyor, Mumbai.

*[Signature]*  
06/11/13

Dy. Chief Fire Officer (W.S.)  
Mumbai Fire Brigade.

CERTIFIED TRUE COPY

*B.S. Barot*

M/s. B. S. BAROT  
B. S. BAROT, LICENCE SURVEYOR  
Plot No. 14-A, Yogi Kripa, 1st Floor,  
Jawahar Nagar, S. V. Road,  
Goregaon (W), Mumbai-400 062.









## MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the  
Chief Engineer (Development Plan)  
Municipal Head Office  
4th Floor, Extn. Building  
Mahapalika Marg, Fort  
Mumbai - 400 001

To  
SUMER BUILDERS  
201, Commerce House,  
140N.M.Road  
Fort, Mumbai 400001

No: CHE/<sup>183</sup>~~2271~~/DPWS/K/E

Date: 28 MAY 2014

**Sub:** Sanctioned Revised Development Plan Remarks for the land bearing C.T.S.No 179A, 179B, 179C, 179D, 179E, 179F, 179G, 179GH, of village Mulgaon 230A/1, 230B, 230C, 230D, 234, 243A & 243A/1 of village Kondivata

**Ref:** Your Application u/no. 0001921 and payment of certifying charges made under Receipt no. 1001753498 dated 16/05/14

**Sir/Madam,**

Sanctioned Revised Development Plan Remarks for the land shown bounded blue on the accompanying plan are as under:-

Description of the Land	:	C.T.S.No 179A, 179B, 179C, 179D, 179E, 179F, 179G, 179GH, of village Mulgaon 230A/1, 230B, 230C, 230D, 234, 243A & 243A/1 of village Kondivata
Sanctioned Revised Development Plan referred to Ward	:	K/E
Reservations affecting the land [as shown on plan]	:	GARDEN and LAW COURT & COURT HOUSING (both parts of larger reservations)
Reservations Abutting the land [as shown on plan]	:	GARDEN
Designations affecting the land [as shown on plan]	:	NIL
Designations Abutting the land [as shown on plan]	:	NIL
D.P. Roads affecting the land [as shown on plan]	:	DP ROAD (13.40 M)
Existing Roads [as shown on plan]	:	PRESENT

The widening, if any, of the existing road shall be as per the regular line prescribed by and subject to the actual demarcation on site by the Executive Engineer (Traffic & Co-ordination) / A.E. Survey (WS) H&K Wards.

Zone  
[as shown on plan] : SPECIAL INDUSTRIAL ZONE (I-3)

### Remarks from other Departments/Offices:

Demarcation: The Alignment of the proposed road & the boundaries of the reservations are subject to the actual demarcation on site by this office staff along with the representative of A.E. Survey.



As per the directives issued by State Govt. in U.D. Dept. under section 154 of M.R.T.P.-Act u/no. TPB-4305/2342/CR-302/05/UD-11 dtd.17.01.2006, No objection from M.M.R.D.A. shall be obtained separately in view of M.R.T.S. before any development on the land.

The land under reference is affected by Nalla, and hence, specific remarks from the Ex.Eng.(S.W.D.) of M.C.G.M shall be obtained separately before any development on the land.

**RELOCATION:** Director's approval u/n.Dir/ES&P/5746/I,Dated 8/03/2004.

Consequent upon the representation made in the past by the Owner/ Developer of the land under reference and in consonance with the existing site conditions and by direction the reservation of Garden (G) has been relocated from its position shown in washed green colour to that shown dotted green lines on the plan, and the reservation of Law Court & Court Housing has been relocated from its position shown in washed red colour to that shown dotted red lines on the plan.

**Note:**

The land under reference comprises of C.T.S.Nos. 179A, 179B, 179C, 179D, 179E, 179F, 179G, 179GH, of village Mulgaon 230A/1, 230B, 230C, 230D, 234, 243A & 243A/1 of village Kondivata and hence, specific remarks for the Layout/ sub-division / amalgamation shall be obtained from the E.E.B.P.(WS) H&K Wards and development thereof will be as per the terms and conditions of the layout.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supercede those shown in the D. P. Remarks Plan.

Yours Faithfully

*Wagh* 28/5/14  
Assistant Engineer,  
Development Plan

(K/E Ward)

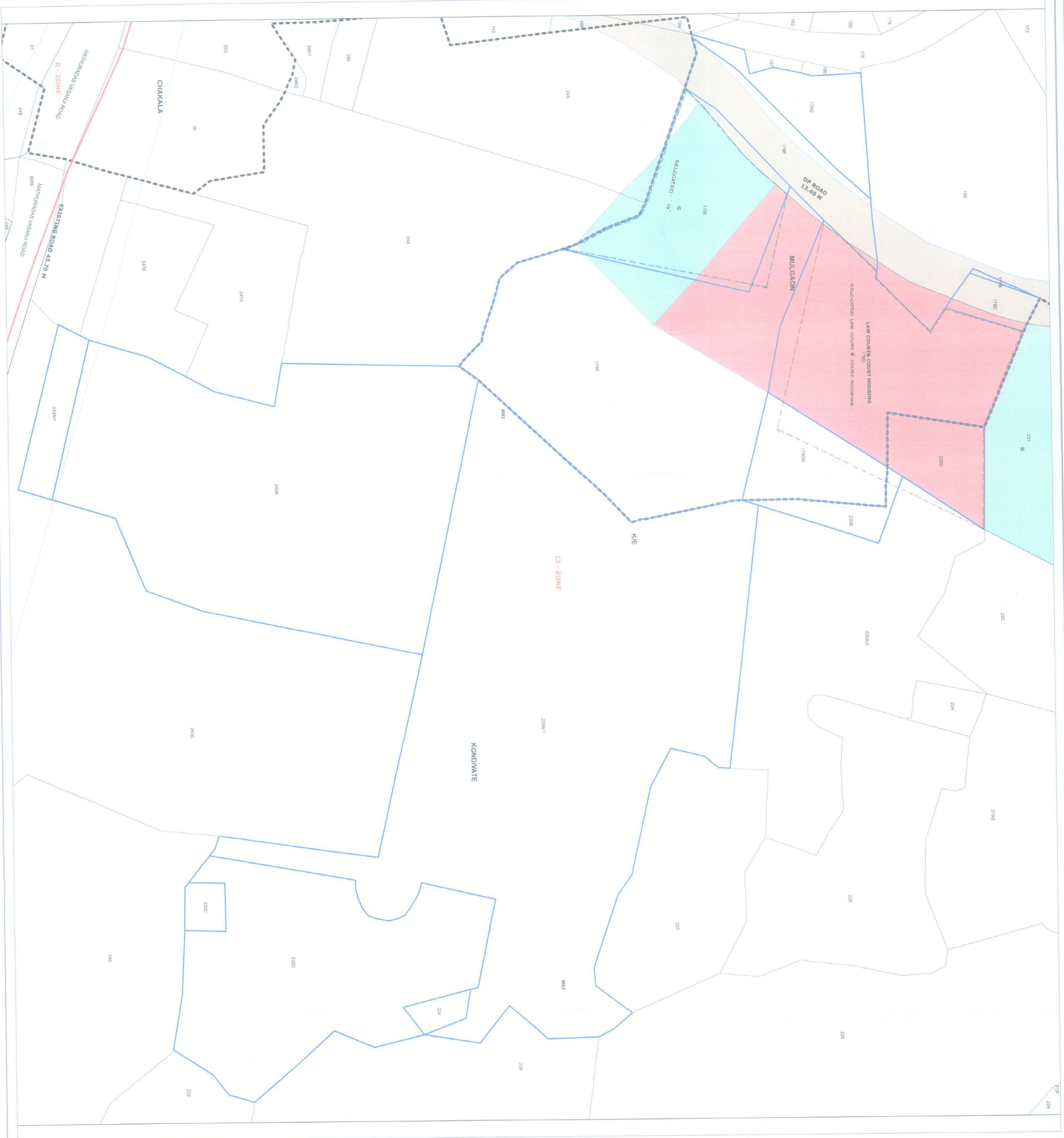
**CERTIFIED TRUE COPY**

*B.S. Barot*

**M/s. B. S. BAROT**  
**B. S. BAROT, LICENCE SURVEYOR**  
Plot No. 14-A, Yogi Krupa, 1st Floor,  
Jawahar Nagar, S. V. Road,  
Goregaon (W); Mumbai-400 062.

Acc~1 plan



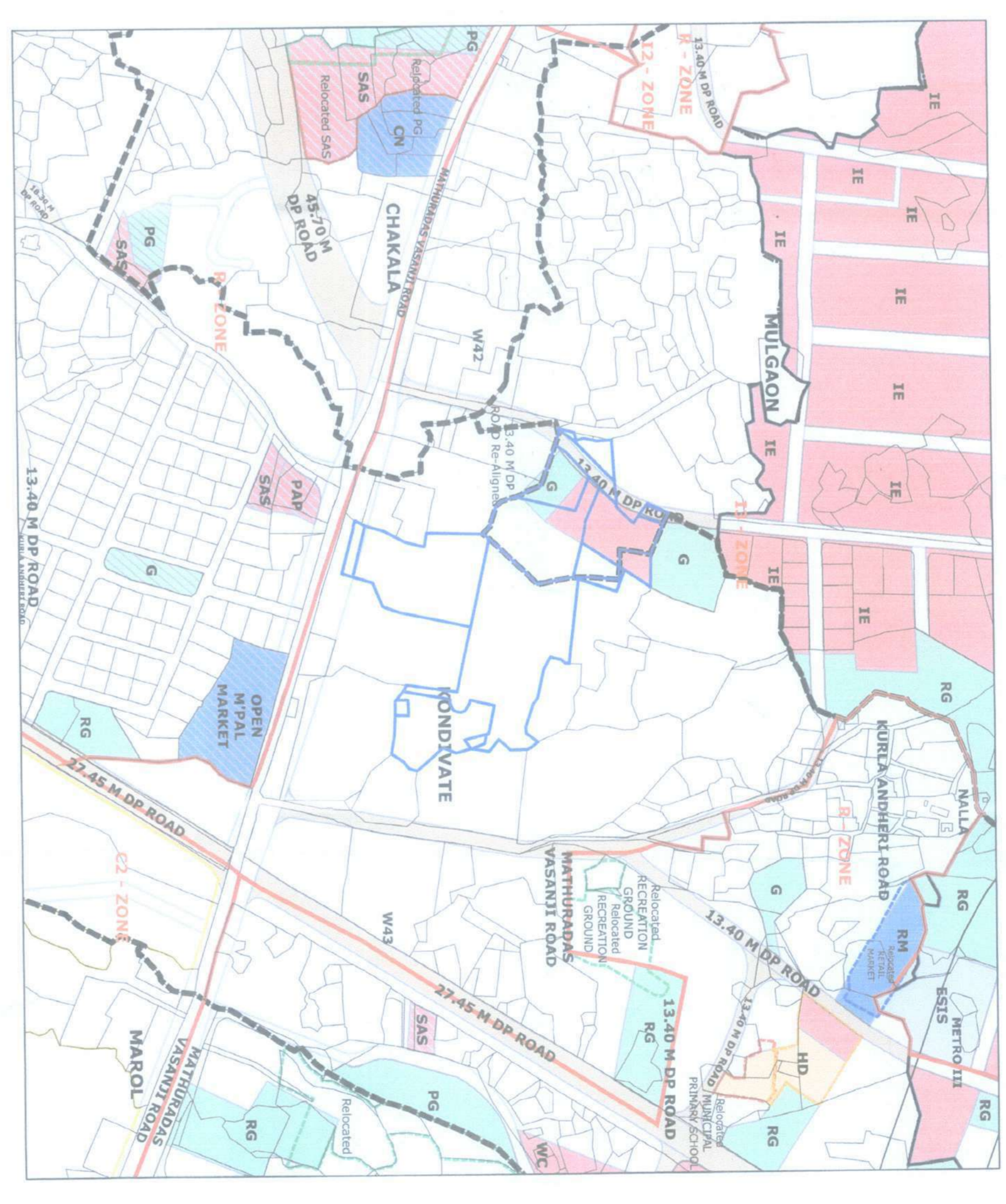


**BLOCK PLAN**

Scale 1:500  
 Land Bearing C.T.S.N.(G) 179A, 179C, 179B, 179D, 179E, 179F, 179G, 179GH, Of village Mulgaon 230A/1, 230B, 230D, 234, 230C, 243A, 243A/1 and 230C of Kondivade Village in K/E Ward



**MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan Department)**



**LOCATION PLAN**

Scale 1:4000

**NOTE:**  
 D.P. Remarks have been offered only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under No.CHE/183/DPWS/K/E Dated: 28 MAY 2014

Assistant Engineer (DP) K/E Ward

*(Signature)*  
 28/5/14

Office of the Chief Engineer (Development Plan),  
 4th Floor, Amekhe Building,  
 Municipal Head Office,  
 Mahapalika Marg, Fort, Mumbai - 400 001.

**CERTIFIED TRUE COPY**  
 Sd/- BAROT  
 B. SANKAR, LICENCE SUPERVISOR  
 Post No. 144, Yogi Khera, 1st Floor,  
 Amekhe Building, Fort, Mumbai - 400 002.





No. BT-1/MOCC/CS/MDM/14/MOCAS/550	419	Date: 25/2/2015
MS TULSIANI BUILDERS AND TEXTILES PVT LTD		
TULSIANI SUPREX ASSOCIATES, 1103/04, TULSIANI CHAMBERS, 212 KARTAM POINT, MUMBAI 400 021		
<b>NO Objection Certificate for Height Clearance</b>		
This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.		
1. References:		
NOCID	SNCR/VEST/B/091614/63567	
Applicant Letter	NIL dated 04.12.2014	
AAI Reference	MDM/14/MOCAS/550	
2. NOC Details for Height Clearance:		
Applicant Name	MS TULSIANI BUILDERS AND TEXTILES PVT LTD	
Type of Structure	Building	
Site Address	CTS no. 179-A TO 179-H AND CTS NO. 230-A TO 230-D, 238D, 243A & 243A/1 OF VILLAGE MULGGAON AND KONDIVITA AT M.V.ROAD, ANDHERI (EAST), MUMBAI	
Site Coordinates	19 6 43.11N -72 52 5.51E 19 6 52.99N -72 52 5.58E 19 6 42.69N -72 52 7.27E 19 6 44.40N -72 52 11.50E 19 6 44.28N -72 52 13.24E 19 6 51.85N -72 52 9.71E	
Site Elevation AMSL in Mtrs	16.03 Mtrs (One six decimal zero three)	
Permissible height above Ground Level in Mtrs	39.65 Mtrs (Three nine decimal five five)	
Permissible Top Elevation AMSL in Mtrs	55.58 Mtrs (Five five decimal five eight)	
3. This NOC is subject to the terms and conditions as given below:		
a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If, however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid.		
b. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994.		
c. No radio/TV Antenna, lighting arresters, staircase, Mumea, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation 55.58 Mtrs, indicated in para 2.		
d. The use of oil fired or electric fired furnace is mandatory, within 8 KM of the Aerodrome Reference Point.		
e. The certificate is valid for a period of 5 years from the date of its issue. If the		

क्षेत्रीय कार्यपालक, निदेशक का कार्यालय, चारसीवाहा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई - 400 099  
Office of the Regional Executive Director, Opp. Sahar Road, Sahar Road, Vile Parle (E), Mumbai - 400 099

91-22-28217400  
2/25/2015

ए.डी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पकाही रोड, सहार, मुंबई - 400 099.  
A/S Complex, Near Sahar Cargo, Sutar Pakahi Road, Sahar, Mumbai - 400 099.

91-22-26819300



building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period.

f. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building.

g. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

h. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 8 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

i. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as this NOC for height is for the purpose of to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

j. This NOC has been issued w.r.t. the Civil Airports as notified in S0 84(E). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.

This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 55.58 Mtrs.

*Smita*  
*25/02/2015*  
(Ibrahim Chittoria)  
DGM (ATM/NOC), WR  
For GM (Aero), WR  
Airports Authority Of India

Copy to:

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
2. GM(NOC)/Airport Director(Bundle).
3. Guard File
4. The President, Mumbai International Airport Pvt. Ltd., CSI Airport, 1st Floor, Terminal - 1B, Santacruz (E), Mumbai -400099
5. Asstt. Engineer (Survey) (WS) H&K Ward, Municipal Office Bldg, 1st floor, R.K. Patkar Road, Bandra (West), Mumbai - 400 050
6. Dy.General Manager (Vigilance), WR

**CERTIFIED TRUE COPY**

*B.S.B. & M.*  
**M/s. B. S. BAROT**  
**B. S. BAROT, LICENCE SURVEYOR**  
Plot No. 14-A, Yogi Kumbha, 1st Floor,  
Jawahar Nagar, S. V. Road,  
Goregaon (W); Mumbai-400 052.



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : rohq@mpcb.gov.in  
Visit At <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga  
Scheme Road No. 8, Opp. Cine Planet Cinema,  
Near Sion Circle, Sion (E),  
Mumbai - 400 022

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/RO-HQ/MU-7088-16 /CE-Revalidation/CC- <sup>0259</sup> Date-03/02/2017

To,

M/s. Tulsiani Sumer Associates,  
Plot No. 179A to 179H of Village-Mulgaon &  
CTS No.243/A,243/A/1,230A,230B,230C & 230/D & 238/D,  
Village-Kondivita, M.V.Road, Andheri (E), Mumbai

Subject: Revalidation of Consent to Establish for Building/Construction project.  
ORANGE category.

Ref : 1. Consent to Establish granted by Board vide no.BO/RO (P&P)/338  
dtd.22/03/2006.  
2. Minutes of CC meeting held on 16/06/2016.

Your application no: CE1602000769 Dated: 29/12/2015

For: Revalidation of Consent to Establish for Building/Construction project.

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

1. The consent is granted for a period up to commissioning of the project or co-terminus with validity of Environment Clearance i.e. 10/12/2021.
2. The capital investment of the project is Rs. 292.2 Crs. (As per Undertaking submitted by the project proponent).

The Consent to Establish Extension is valid for construction of Commercial Building Project under named as M/s. 'Tulsiani Sumer Associates, Plot No. 179A to 179H of Village-Mulgaon &, CTS No.243/A, 243/A/1, 230A, 230B, 230C & 230/D & 238/D, Village-Kondivita, M. V. Road, Andheri (E),Mumbai of on total plot area of 49,464.30 sq. mtrs and total construction built up area 80,580.82 sq.mtrs including utilities and services as per construction commencement certificate issued by local body.[Board has granted consent to operate part for total built up area 40,000 sq.m and remaining built up area for establish is 80,580.82 sq.m).

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	295.0	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

M/s. Tulsiani Sumer Associates.: SRO Mumbai II/VO/L/66199865



Page 1 of 6



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

Sr. no.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG set (380 KVA )	1	As per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	850.0 kg/day	OWC	Used as Manure
2	Non-Biodegradable	690.0 kg/day	---	Segregate and Hand over to Local Body for recycling
2	STP Sludge	10.0 kg/day	---	Used as Manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste:

Sr. No.	Type Of Waste	Category	Quantity	LOM	Treatment	Disposal
Nil						

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
- The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2013/CR-185/TC-1 dtd.10/12/2014.
- This consent is issued on the basis of IOD dtd. 20/11/2015 and Commencement Certificate dtd. 16/01/2016 issued by MCGM.
- Project Proponent shall not carry out any expansion or modification which violate the orders passed by the Hon'ble High Court of Judicature at Bombay dated February 26 and 29, 2016 in the case of Civil Application No. 221 OF 2013 in Public Interest Litigation No. 217 of 2009 and Environment Clearance.
- This consent is issued under signature of HOD, as HOD is authorized to sign the consent vide office order issued by Environment Department, GoM vide no. सकिर्ण २०१७/प्र.क्र २६ /आस्थापना Dated 23/01/2017.

For and on behalf of the  
Maharashtra Pollution Control Board



(N.N.Gurav)  
Regional Officer (HQ)

Received Consent fee of -

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1.	4,24,531 /-	456511	16/12/2015	HDFC Bank

Copy to:

- Regional Officer -Mumbai and Sub-Regional Officer, Mumbai-II MPCB, - They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk- for record & website updation purpose



### Schedule-I

#### Terms & conditions for compliance of Water Pollution Control:

1) A) As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 300 CMD (60 CMD +240 CMD).

B) The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1	Suspended Solids	Not to exceed	50 mg/l.
2	BOD 3 Days 27 degree C	Not to exceed	10 mg/l.
3	COD	Not to exceed	100 mg/l.

C) The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

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

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

4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	420.0

5) The firm shall provide Specific Water Pollution control system as per the conditions of EPAct,1986 and rule made there under from time to time/ Environmental Clearance.



*Sumer*



**Schedule-II**

**Terms & conditions for compliance of Air Pollution Control:**

1. As per your application, you have erected following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
01.	DG set (380 KVA)	Acoustic Enclosure	5.0*	HSD	56.90 Lit/Hr

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

# D.G. Set shall be operate only in case of power failure.

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

Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup> .
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.



*[Handwritten signature]*



**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of consent conditions	Upto Commissioning of the project	Five years



*Maharashtra Pollution Control Board*



#### Schedule-IV

##### General Conditions:

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

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





बृहन्मुंबई महानगरपालिका

# आरोग्य पत्रिका



विभाग

सांकेतिक क्र.

७

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Bravin sir

कामगाराचे नाव

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32

पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Mint Bilding shespalaca (Andori) (E)

## आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्यानी स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघडयावरचे अन्नपदार्थ व कापलेली फळे ख्राऊ नये.
- उघडया नखमांवर पट्टी बांधावी.
- पायावर नखम झाल्यास साचलेल्या पाण्यातून ये- ना करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धुम्रपान व मद्यपान टाळावे.
- स्त्रिडक्यांना 9.५ मिमी पेक्षा लहान आकाराच्या जाळया लावाव्यात
- रोज झोपतानां माणसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.









बृहन्मुंबई महानगरपालिका

# आरोग्य पत्रिका



मुंबई  
आरोग्य अभियान  
आपली मुंबई, निरोगी मुंबई

विभाग

सांकेतिक क्र.

3

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Suresh

वय

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पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Mint Bilding Show plga

(E) Andesi

## आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- पायावर नख्रम झाल्यास साचलेल्या पाण्यातून ये- ना करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना १.५ मिमी पेक्षा लहान आकाराच्या जाळया लावाव्यात
- रोज झोपतानां माणसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा. स्वमंर्नीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.









बृहन्मुंबई महानगरपालिका

# आरोग्य पत्रिका



मुंबई  
आरोग्य अभियान  
आपली मुंबई, निरोगी मुंबई

विभाग

सांकेतिक क्र. ②

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

कामगाराचे नाव

Nargoj

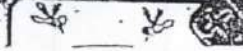
वय 27 पुरुष/स्त्री

विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Ment building Sehor  
Pleza Anchori (E)

## आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- खिडक्यांना 9.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
- रोज झोपताना माणसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरांनी सल्ल्याने औषधोपचार करावा. स्वमंजीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.









बृहन्मुंबई महानगरपालिका

# आरोग्य पत्रिका



बृहन्मुंबई  
महानगरपालिका

मुंबई  
आरोग्य अभियान  
आपली मुंबई, निरोगी मुंबई

विभाग

सांकेतिक क्र. ①

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Pravin sir

कामगाराचे नाव

Dilip Kumar

वय 26 पुरुष/स्त्री

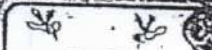
विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Ment Building Sahar

Plaza Anchari (E)

## आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
- बाहेरून आल्यावर हात, पाय आणि चेहरा पाण्यानी स्वच्छ धुवावा.
- रस्त्यावर विकण्यास ठेवलेले उघडयावरचे अन्नपदार्थ व कापलेली फळे ख्राऊ नये.
- उघडया नख्खमांवर पट्टी बांधावी.
- पायावर नख्खम झाल्यास साचलेल्या पाण्यातून ये- जा करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- खिडक्यांना 9.५ मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
- रोज झोपताना माणसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा. स्वमंर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.









बृहन्मुंबई महानगरपालिका

## आरोग्य पत्रिका



बृहन्मुंबई  
महानगरपालिका



मुंबई  
आरोग्य अभियान  
आपली मुंबई, निरोमी मुंबई

विभाग

सांकेतिक क्र. (५)

कंत्राटदाराचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Pravin Sir

कामगाराचे नाव

Shivakumar

वय 35 पुरुष/स्त्री

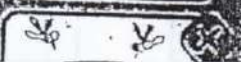
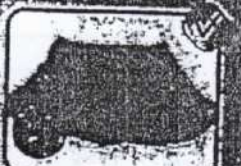
विकासकाचे नाव / कार्यस्थळ पत्ता / संपर्क क्र.

Mint Blding Shaspalora

Anchari (E)

### आरोग्य विषयक इतर सूचना

- जेवण्यापूर्वी तसेच शौचावरून आल्यावर साबणाने हात स्वच्छ धुवावेत.
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- उघड्या जखमांवर पट्टी बांधावी.
- पायावर जखम झाल्यास साचलेल्या पाण्यातून घे- ना करणे टाळावे, लेप्टोपासून स्वतःला वाचवावे.
- तंबाखू, धूम्रपान व मद्यपान टाळावे.
- झिडक्यांना 9.5 मिमी पेक्षा लहान आकाराच्या जाळ्या लावाव्यात
- रोज झोपतानां माणसांचा व डासांचा संपर्क टाळण्यासाठी मच्छरदाण्यांचा वापर करावा
- केवळ डॉक्टरी सल्ल्याने औषधोपचार करावा. स्वमर्जीने औषधोपचार करू नये.
- डॉक्टरांनी दिलेला औषधाचा डोस वेळेवर व पूर्ण घ्यावा.









**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**SOLID WASTE MANAGEMENT (W.S.)**  
Office of the Dy.H.S.(S.W.M.) Z-III, MCGM Building, 2<sup>nd</sup> Floor, 321 TPS 2, Nehru  
Road, Vile Parle (E), Mumbai - 400 057

VALID UPTO 24.08.2015

To,  
M/s Tulsiani-Sumer Associates,  
1103/4 Tulsiani Chambers,  
212 Nariman Point,  
Mumbai-400021

EX. ENG / SWM / 491 / Z-III  
21 / 08 / 15

- Sub:** - Handling & transportation of waste generated under "Debris Management Plan" for proposed Club house & Swimming Pool on sub-plot A on plot bearing CTS. No. 179-A to 179-H of village Mulgaon, CTS no. 230-A to 230-D, 238-B, 243-A & 243-A/1 of village Kondivita at M.V. Road, Andheri (E) Mumbai
- Ref:** - 1) Your application received From A.E. (SWM) K/E  
u/no. A.E/K/E/6449/SWM Dt.21.08.2015  
2) Work order-CIDCO/EE (AP-R/R-II) 2015/34 Dt. 03.02.15  
3) CIDCO/CE (NMIA)/2015/ACE (11)84 Dt.05.01.2015  
4) CIDCO/EE (AP-R/R-II)/2015/83 Dt. 31.03.2015  
5) Letter from P.D. Earthmovers to M/s. Mishra Transport Services  
Dt.09.04.2015  
6) Letter from M/s. Mishra Transport Service to M/s. Tulsiani-Sumer Associates  
7) IOD u/no. CE/9152/WS/AK Dt. 10.08.2011 and further amended IOD  
u/no CHE/9152/WS/AK Dt.16.02.2015  
8) Excavation permission u/no. AC/DESK-IV/MNL/SR-251/2015-16  
Dt.23.07.2015

**Gentlemen,**

With reference to your application along with papers submitted, you are allowed to transport debris from designated point of generation to designated point of disposal as stated in "Debris Management Plan" submitted by you. This is only transportation approval & does not amount to permission to dispose off debris at designated or any other site. As per papers submitted and after the site inspection of by A.E.(SWM) K/E and his NOC it is observed that as per the letter, you have proposed to handle & transport approximately **200 brass of excavation earth** to be unloaded at Development of land for Rehabilitation and Resettlement of Airport Project Affected villages in Sector 24 of Vahal, Ulwe Node, Navi Mumbai for Debris clearance certificate under the "Construction Demolition Waste (Management & Disposal) Rules 2006", for the subject plot. You are requested to abide the rules and regulations as below:-

**Environmental Conditions:-**

1. You are allowed to transport approx. **200 brass of excavation earth** to be unloaded at Development of land for Rehabilitation and Resettlement of Airport Project Affected villages in Sector 24 of Vahal, Ulwe Node, Navi Mumbai through transport contractor M/s. Lokesh Transport
2. You will ensure that, debris / construction waste generated is stored in proper container till its utilizations. Under any circumstances the debris / construction waste generated is not



7. The vehicles specified shall not create any nuisance i.e. spilling slurry / waste on road while transportation. The body, wheels, chassis etc, shall therefore be washed and cleaned thoroughly to avoid spreading of waste on road.
8. The vehicles deployed shall abide by the vehicle registration numbers given to this office and see that they confirm to R.T.O. Rules & Regulations and Pollution Control Norms and be properly covered with tarpaulin or any other suitable material firmly on the vehicle to avoid any escape and fall of waste on road.
9. Each of the vehicle deployed under this approval shall carry the copy of approval while transportation of waste.
10. The challan used for transportation and unloading shall clearly specify all the details including loading and disposal site.
11. You will ensure that barricading and enclosure are provided at construction site to avoid escape of fugitive dust into the atmosphere, as well as its deposits to spread on street / footpaths / drains etc.
12. You will ensure that precautionary measures are taken to avoid any disaster due to excavation of earth to the neighboring structures / compound walls / roads / S.W.D. etc. and excavation work will strictly be carried out under the supervision and responsibility of structural engineer.
13. While carrying out the work, if any damaged occurred to the neighboring structure / compound wall / road / S.W.D. etc. or during dumping / disposal of excavated earth, chokes flooding situation to nearby area / house, then developer / owner / builder will be held responsible and they have to carry out repairs of damaged structure / compound wall / Roads / S.W.D. etc. free of cost.
14. You will ensure that the necessary permission from the Collector for excavation purpose and permission from Building Proposal department for any changes, modification/alteration/ demolition if any be obtained before actual starting of the work and copy of the same be produced to this office for perusal & for which a separate C & D permission is to be obtained by the concerned.
15. The NOC / Permission required for Central / State or any Government authority shall be complied with before execution of the work.
16. The letter is granted presuming that the papers submitted by the applicants / POA / Occupant / Owners are genuine & for any dispute arising out of documents submitted by applicant, POA / Occupant / Owner will be held responsible.
17. This letter is not valid for the areas covered with mangroves contravention of this clause will be attract prosecution under the Environment Protection Act & other relevant act.
18. Violation of any condition stated above will attract the action as per the C. & D. Rules.
19. The approval granted here to does not absolve the approval required from the other department.
20. The transportation of excavation earth / construction waste shall be done in day time only.
21. The M.C.G.M. reserves the right to revoke the same permission if conditions of environment is not followed or in any such unavoidable circumstances without giving any notice or reasons.

MH-04 EB-7891	MH-04 EB-7909	MH-04 EY-2707	MH-04 EY-2797
MH-04 EY-6424	MH-04 EY-6433	MH-04 EY-7099	MH-04 EY-7189
MH-04 FD-16	MH-04 FD-835	MH-04 FD-250	MH-04 EL-8647
MH-04 GC-9781	MH-04 GC-9754	-----	-----

Yours faithfully,





# *Sumer Corporation*

B u i l d e r s & D e v e l o p e r s

SC/2013.

Dt. 23.10.2013.

To  
M/s. Tulsiani Sumer Associates,  
Sahar Plaza Complex, Next to Kohinoor hotel,  
JB Nagar, Sir M. V. Road,  
Andheri (east),  
**MUMBAI – 400059.**

**Reg.: Usage of Excavated Earth for site filling and leveling of our SRA project at Chandivali.**

**Ref.: Excavation of Land for Basement for "Windfall Building" near Kohinoor Hotel at Ahdheri Kurla Road, Andheri (E), Mumbai.**

Dear Sir,

This is in refrence to the Earth Excavation activity for construction of basement at the above referred site.

We would state that the Excavated Earth (Constrcution waste) generated at the project Sahar Plaza "Windfall Building" has been used in filling and leveling of our site at property bearing CTS No.11A(pt.), 16, 19, 20(pt), 11D(pt), 50A(pt), 25(pt) of Village Chandivali Taluka-Kurla.

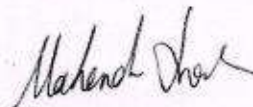
Due to topography of our plot we had required the excavated earth for filling and leveling some of the portions of our property for its proper usage.

The activity of Earth Excavation was carried out from 2006 onwards and the same was used far filling and leveling at our above referred site. Appx 300 Truck loads would have been used in the same.

Thanking you,

Yours faithfully,

**For SUMER CORPORATION,**

  
**PARTNER.**





# Sumer Earth Movers Pvt. Ltd.

• INFRASTRUCTURE DEVELOPERS & SERVICES •

To,

Date: - 22/02/2006

Tulsiani Sumer Associates,  
1103/4 , Tulsiani Chambers,  
21 Nariman Point,  
Mumbai-400021

**Sub:-** Shifting of Surplus soil from Excavation at Sahar Plaza, Andheri (E),  
Mumbai to our Slum Redevelopment Project at Chandivali, Mumbai

Dear Sir,

As explained to you earlier we want to put on record that whatsoever Surplus soil will be available during Excavation of soil at Sahar Plaza, Andheri (E), Mumbai will be shifted by us to our Slum Redevelopment Project at Chandivali, Mumbai (being developed by our sister concern M/s Sumer Corporation) and will be used for filling purpose.

This is for your information & record please.

For Sumer Earthmovers,

(Rahul R. Shah)



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**A/E/ENV/916/RE**

Office of Ex. Eng(ENV) Z-III  
Santacruz Municipal Garage,  
S.V. Road, Santacruz(W)  
Mumbai - 52

To,  
M/s S.G. Kanade  
Architect & Interior Designer  
173/20, 'AALAP' Co-op Hsg. Soc. Ltd.,  
Sir Bhalchandra road, Hindu Colony,  
Dadar, Mumbai - 400 014

Sub: -Debris NOC on proposed development on CTS No. 243A, 243A/1,  
230A to D, 238/D of village Kondvita at Andheri(E) for Building No.3  
Chakala, Andheri Ghatkopar Road, Andheri(E), Mumbai.

- Ref: 1) Your letter w/no.916 dated 10/9/07  
2) CE/1199/LOKEN  
3) CE/8644/AK

Gentlemen,

With reference to application and documents submitted thereat, the site is visited and approval is hereby granted for handling, storage and disposal of waste generated under the "Construction Demolition waste (Management & Disposal) Rules - 2006", subject to the following conditions.

1. As per your above referred application quantity is 300 Cu.M which will be utilized within the same plot.
2. You will ensure that barricading & enclosure are provided at construction site to avoid escape of fugitive dust into atmosphere, as well as its deposits to spread on street/footpath/drains etc.
3. You will ensure that, debris / construction waste generated is stored in proper container till its transportation. Under any circumstances the debris / construction waste generated is not deposited on roads or footpath
4. You will adhere to the pollution norms the noise level for the activities to be performed & covered under this permission.
5. You will transport the construction & demolition waste through the vehicles furnished by you only. Any change in the same shall be intimated & got approved before implementation.



6. The vehicles specified shall not create any nuisance; spillage of slurry / waste on road while transportation. The body, wheels chasis etc shall be washed and cleaned thoroughly to avoid spreading of waste / mud on road.

7. The vehicles deployed shall be covered with tarpaulin or any other suitable material firmly fixed on the vehicle to avoid any escape & fall of waste on road.

8. Each of the vehicles deployed under this approval shall carry the copy of the approval while transportation of waste.

9. The challan used for transportation and unloading shall clearly specify all the details including loading and disposal site. The record of the same shall be maintained and produced on demand.

10. The unloading of waste shall be done only at the designated disposal site for which "No Objection Certificate" issued by the concerned.

11. The applicant shall keep proper record of handling & transportation of C & D waste of the collection spot and disposal site and the same shall be produced on demand.

12. The surrounding & vicinity of loading & disposal site shall be maintained clean.

13. The permission is granted presuming that the papers submitted by the applicant / POA / occupant owners are genuine & for any dispute arising out of documents submitted by applicant / POA / occupant owners will be held responsible.

14. This permission not valid for the area covered with mangroves contravention of this clause will attract prosecution under the Environment Protection Act & other relevant act.

15. Violation of any conditions stated above will attract the action as per the C & D rules.

16. The approval granted hereto does not absolve the approval required from the other departments.

Yours faithfully,

  
17/7/2023  
( Ex.Eng.(ENV) Z(III) )



Environmental Consultancy &amp; Laboratory

Lab. Gazetted by MoEF&amp;CC-Govt. of India [Recognized for period 02.06.2016 to 01.06.2021]

Lab. Accredited by NABL - ISO/IEC 17025:2005 [TC-5600, Valid Until 27.05.2019 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015

OHSAS 18001 : 2007

 Laboratory : G V Brothers Building, Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601. Maharashtra, India  
 Tele : +91 22 2547 49 07/ +91 22 2547 62 17 Email : [lab@ultratech.in](mailto:lab@ultratech.in) Visit us at : [www.ultratech.in](http://www.ultratech.in)

## TEST REPORT

**ISSUED TO:** M/s. TULSIANI-SUMER ASSOCIATES.

**For Your Site:** "Sahar Plaza Complex"

 Sir M.V. Road, Next to Kohinoor Continental Hotel,  
 Andheri (East), Mumbai - 400059

**REPORT NO. :** UT/ELS/REPORT/2455/04-2019

**ISSUE DATE :** 17/04/2019

**YOUR REF. :** Sahar Plaza/MoEF Compliance/2018

**REF. DATE :** 27/03/2019

**SAMPLE PARTICULARS :**
**Sampling Plan Ref. No.:** UG08/04-209  
**Sample Registration Date:** 11/04/2019  
**Date of Sampling:** 09/04/2019  
**Time of Sampling:** 14:30 Hrs. to 22:30 Hrs.  
**Analysis Starting Date:** 11/04/2019  
**Analysis Completion Date:** 15/04/2019  
**Sample Lab Code:** UT/ELS/124/04-2019  
**Ambient Air Temperature:** 23.0°C to 34.0°C

**AMBIENT AIR QUALITY MONITORING**
**Location Code :** 01  
**Sample Location :** Backside of windfall Building  
 (05 Meter Off towards North Direction )  
 Co-ordinates: N-19°06'48.52", E-72°52'10.48"  
**Collected By :** ULTRA-TECH  
**Height of Sampler :** 1.0 Meter  
**Sampling Duration :** 08 Hours  
**Relative Humidity :** 46.0 % to 67.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	12	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	23	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method 10-2.1	71	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	UT/LQMS/SOP/AA05	37	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.0	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
 (Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - POLLETCH; Model - PEM-RDS 9; Sr. No. 515	Valid up to - 04/10/2019
Fine Dust Sampler	Make - POLLETECH; Model- NPM FDS2.5/10µ; Sr. No. 18113	Valid up to - 17/03/2020	

- Note:**
1. This test report refers only to the sample tested.
  2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
  3. This test report may not be reproduced in part, without the permission of this laboratory.
  4. Any correction invalidates this test report.
  5. Weather was Sunny and Clear during sampling period.

**- END OF REPORT -**





**ANNEXURE-I****NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV****The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual*	40	30
		24 Hours**	80	80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours*	02	02
		01 Hours**	04	04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further



Environmental Consultancy &amp; Laboratory

Lab. Gazetted by MoEF&amp;CC-Govt. of India [Recognized for period 02.06.2016 to 01.06.2021]

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QCI-NABET Accredited EIA Consulting Organization

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 ISO 9001 : 2015  
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 Laboratory : G V Brothers Building, Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601. Maharashtra, India  
 Tele : +91 22 2547 49 07/ +91 22 2547 62 17 Email : [lab@ultratech.in](mailto:lab@ultratech.in) Visit us at : [www.ultratech.in](http://www.ultratech.in)

## TEST REPORT

**ISSUED TO:** M/s. TULSIANI-SUMER ASSOCIATES.

**For Your Site:** "Sahar Plaza Complex"

 Sir M.V. Road, Next to Kohinoor Continental Hotel,  
 Andheri (East), Mumbai - 400059

**REPORT NO. :** UT/ELS/REPORT/2456/04-2019

**ISSUE DATE :** 17/04/2019

**YOUR REF. :** Sahar Plaza/MoEF Compliance/2018

**REF. DATE :** 27/03/2019

**SAMPLE PARTICULARS :**

**Sampling Plan Ref. No.:** : UG08/04-2019  
**Sample Registration Date** : 11/04/2019  
**Date of Sampling** : 09/04/2019  
**Time of Sampling** : 14:50 Hrs. to 22:50 Hrs.  
**Analysis Starting Date** : 11/04/2019  
**Analysis Completion Date** : 15/04/2019  
**Sample Lab Code** : UT/ELS/125/04-2019  
**Ambient Air Temperature** : 23.0°C to 34.1°C

**AMBIENT AIR QUALITY MONITORING**

**Location Code** : 02  
**Sample Location** : Near Site Office  
 (06 Meter Off towards South Direction)  
 Co-ordinates: N-19°06'47.24", E-72°52'06.35"  
**Collected By** : ULTRA-TECH  
**Height of Sampler** : 1.0 Meter  
**Sampling Duration** : 08 Hours  
**Relative Humidity** : 46.0 % to 67.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	14	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	25	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method IO-2.1	76	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	UT/LQMS/SOP/AA05	42	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.1	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
 (Turnover to find Annexure)..

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - POLLETCH; Model -PEM-RDS 9; Sr. No. 315	Valid up to - 04/10/2019
Fine Dust Sampler	Make - POLLETCH; Model- PEM-ADS2.5/10µ; Sr. No. 15913	Valid up to - 04/03/2020	

- Note:**
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  3. This test report may not be reproduced in part, without the permission of this laboratory.
  4. Any correction invalidates this test report.
  5. Weather was Sunny and Clear during sampling period.

**- END OF REPORT -**





**ANNEXURE-I****NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV****The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual*	40	30
		24 Hours**	80	80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours*	02	02
		01 Hours**	04	04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

NOTE: Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further



**Environmental Consultancy & Laboratory**

Lab. Gazetted by MoEF&amp;CC-Govt. of India [Recognized for period 02.06.2016 to 01.06.2021]

Lab. Accredited by NABL - ISO/IEC 17025:2005 [TC-5600, Valid Until 27.05.2019 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

 ISO 9001 : 2015  
OHSAS 18001 : 2007

**Laboratory :** G V Brothers Building, Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601. Maharashtra, India  
**Tel :** +91 22 2547 49 07/ +91 22 2547 62 17 **Email :** lab@ultratech.in **Visit us at :** www.ultratech.in

## TEST REPORT

**ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.**
**For Your Site : "Sahar Plaza Complex"**

 Sir M.V. Road, Next to Kohinoor Continental Hotel,  
Andheri ( East), Mumbai - 400059

**REPORT NO. :** UT/ELS/REPORT/2457/04-2019

**ISSUE DATE :** 17/04/2019

**YOUR REF. :** Sahar Plaza/MoEF Compliance/2018

**REF. DATE :** 27/03/2019

**SAMPLE PARTICULARS :**
**Sampling Plan Ref. No.:** UG08/04-2019  
**Sample Registration Date :** 11/04/2019  
**Date of Sampling :** 09/04/2019  
**Time of Sampling :** 15:10 Hrs. to 23:10 Hrs.  
**Analysis Starting Date :** 11/04/2019  
**Analysis Completion Date :** 15/04/2019  
**Sample Lab Code :** UT/ELS/126/04-2019  
**Ambient Air Temperature :** 23.0°C to 34.6°C

**AMBIENT AIR QUALITY MONITORING**
**Location Code :** 03  
**Sample Location :** Near Main Gate  
 (15 meters off towards North Direction)  
 Co-ordinates: N-19°06'44.55", E-72°52'07.32"  
**Collected By :** ULTRA-TECH  
**Height of Sampler :** 1.0 Meter  
**Sampling Duration :** 08 Hours  
**Relative Humidity :** 46.0% to 67.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO <sub>2</sub> )	IS 5182 (Part 02) : 2001	17	µg/m <sup>3</sup>
2.	Oxides of Nitrogen (NO <sub>x</sub> )	IS 5182 (Part 06) : 2006	28	µg/m <sup>3</sup>
3.	Particulate Matter (PM <sub>10</sub> )	EPA/625/R-96/010a Method 10-2.1	81	µg/m <sup>3</sup>
4.	Particulate Matter (PM <sub>2.5</sub> )	UT/LQMS/SOP/AA05	45	µg/m <sup>3</sup>
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.3	mg/m <sup>3</sup>

†: Sampling Period 1 Hr.

**Opinions / Interpretations:** National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.  
 (Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - POLLETCH; Model - PEM-RDS 8NL BM; Sr. No. 614	Valid up to - 12/10/2019
Fine Dust Sampler	Make - POLLETCH; Model- PEM-ADS2.5/10µ; Sr. No. 19213	Valid up to - 09/10/2019	

- Note:**
1. This test report refers only to the sample tested.
  2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
  3. This test report may not be reproduced in part, without the permission of this laboratory.
  4. Any correction invalidates this test report.
  5. Weather was Sunny and Clear during sampling period.

**- END OF REPORT -**





**ANNEXURE-I****NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV****The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931**

Sr. No.	Pollutants	Time Weighted Average	National Ambient Air Quality Standards	
			Industrial, Residential, Rural and Other Area	Ecological Sensitive Area (Notified by Central Government)
01.	Sulphur Dioxide (SO <sub>2</sub> ), µg/m <sup>3</sup>	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO <sub>x</sub> ), µg/m <sup>3</sup>	Annual*	40	30
		24 Hours**	80	80
03.	Particulate Matter (PM <sub>10</sub> ), µg/m <sup>3</sup>	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter (PM <sub>2.5</sub> ), µg/m <sup>3</sup>	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m <sup>3</sup>	08 Hours*	02	02
		01 Hours**	04	04

\* Annual arithmetic mean of minimum 104 measurements in a year at a particular site taken twice a week 24 hourly at uniform intervals.

\*\* 24 hourly or 8 hourly or 1 hourly monitored values, as applicable, shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive days of monitoring.

**NOTE:** Whenever and wherever monitoring results on two consecutive days of monitoring exceed the limits specified above for the respective category, it shall be considered adequate reason to institute regular or continuous monitoring and further



## TEST REPORT

**ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.**  
**For Your Site : "Sahar Plaza Complex"**  
 Sir M.V. Road, Next to Kohinoor Continental Hotel,  
 Andheri (East), Mumbai - 400059

**REPORT NO.** : UT/ELS/REPORT/2458/04-2019  
**ISSUE DATE** : 17/04/2019  
**YOUR REF.** : Sahar Plaza/MoEF Compliance/2018  
**REF. DATE** : 27/03/2019

**SAMPLE PARTICULARS :**

**Sampling Plan Ref. No.** : UG08-04/2019  
**Date of Monitoring** : 09/04/2019

**NOISE LEVEL QUALITY MONITORING**

**Sample Lab Code** : UT/ELS/127/04-2019  
**Survey Done By** : ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	14:30 to 14:35	53.9	22:00 to 22:05	44.1
02.	Backside Of Windfall Building	14:40 to 14:45	54.4	22:10 to 22:15	43.4
03.	Near Minta Building	14:50 to 14:55	53.2	22:20 to 22:25	42.8
04.	STP Plant Area	14:00 to 14:05	53.9	22:30 to 22:35	42.9
05.	Near Meadows Building	15:10 to 15:15	54.3	22:40 to 22:45	43.7
06.	Near Club House	15:20 to 15:25	55.2	22:50 to 22:55	43.0

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
		Sound Level Meter	Make - ENVIROTECH ; Model - SLM100; Sr. no. 192-DTK-2012

**Note:**  
 1. This test report refers only to the monitoring conducted.  
 2. This test report may not be reproduced in part, without the permission of this laboratory.  
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**- END OF REPORT -**





## **ANNEXURE-II**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

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

#### **• SCHEDULE**

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

#### **• CONSTRUCTION ACTIVITIES**

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

#### **• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

(The Model Rules Of The Factories Act, 1948)

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

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

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

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



## TEST REPORT

**ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.**  
**For Your Site : "Sahar Plaza Complex"**  
 Sir M.V. Road, Next to Kohinoor Continental Hotel,  
 Andheri (East), Mumbai - 400059

**REPORT NO.** : UT/ELS/REPORT/2459/04-2019  
**ISSUE DATE** : 17/04/2019  
**YOUR REF.** : Sahar Plaza/MoEF Compliance/2018  
**REF. DATE** : 27/03/2019

### SAMPLE PARTICULARS :

**Sampling Plan Ref. No.** : UG08-04/2019  
**Sample Registration Date** : 11/04/2019  
**Date of Sampling** : 10/04/2019  
**Time of Sampling** : 11:00 Hrs. to 11:40 Hrs.

### STACK EMISSIONS QUALITY MONITORING

**Analysis Starting Date** : 11/04/2019  
**Analysis Completion Date** : 12/04/2019  
**Sample Lab Code** : UT/ELS/128/04-2019  
**Sample Collected By** : ULTRA-TECH

### STACK DETAILS

**Stack ID** : --  
**Stack Attached To** : D.G. Set [380KVA]  
**Stack Shape** : Round  
**Stack MOC** : M. S.  
**Stack Height** : 2.5 Meter from Ground Level  
**Stack Diameter** : 0.15 Meter @ Sampling Point  
**Fuel Used** : Diesel  
**Fuel Consumption** : 20Litres/Hours

### FLUE GAS CHARACTERISTICS

**Flue Gas Temperature** : 384 °K  
**Flue Gas Velocity** : 7.2 m/sec  
**Volumetric Flow Rate** : 350 Nm<sup>3</sup>/hr  
**Total Volume of Flue Gas** : 1.001 Nm<sup>3</sup> (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/SE01	1	mg/Nm <sup>3</sup>
2.	Sulphur Dioxide (SO <sub>2</sub> )	IS 11255 (Part 02) : 1985	5	mg/Nm <sup>3</sup>

**Opinions / Interpretations:** NIL

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Stack Sampling Kit	Make - POLLTECH; Model - PEM - SMS 4; Sr. No. 3813	Valid up to - 31/10/2019

- Note:**
1. This test report refers only to the sample tested.
  2. This test report is valid at the time of and under the conditions specified herein.
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**- END OF REPORT -**









## TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Your Site : "Sahar Plaza Complex"

Sir M.V. Road, Next to Kohinoor Continental Hotel,

Andheri (East), Mumbai - 400059

REPORT NO. : UT/ELS/REPORT/2586/04-2019

ISSUE DATE : 27/04/2019

YOUR REF. : Sahar Plaza/MoEF Compliance/2018

REF. DATE : 27/03/2019

**SAMPLE PARTICULARS** :

Sampling Plan Ref. No. : UG08-04/2019  
 Sample Registration Date : 08/04/2019  
 Date & Time of Sampling : 09/04/2019 at 16:10hrs.  
 Analysis Starting Date : 09/04/2019  
 Analysis Completion Date : 15/04/2019  
 Sample Collected By : ULTRA-TECH  
 Sample Lab Code : UT/ELS/104/04-2019

**WASTE WATER SAMPLE ANALYSIS**

Sample Type : Untreated Sewage  
 Sample Location : Before Aeration Tank  
 Sample Quantity & Packing Details : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2 L In Plastic Container for other parameters


Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	7.2	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	39	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	10	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	57	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	254	mg/L

Opinions / Interpretations: Nil

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**- END OF REPORT -**

For ULTRA-TECH



Dr. Rahul Kolhapurkar  
 (Authorized Signatory)







Environmental Consultancy & Laboratory

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Laboratory : G V Brothers Building, Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601. Maharashtra, India

Tele : +91 22 2547 49 07/ +91 22 2547 62 17 Email : [lab@ultratech.in](mailto:lab@ultratech.in) Visit us at : [www.ultratech.in](http://www.ultratech.in)

## TEST REPORT

ISSUED TO: M/s. TULSIANI-SUMER ASSOCIATES.

For Your Site : "Sahar Plaza Complex"

Sir M.V. Road, Next to Kohinoor Continental Hotel,

Andheri (East), Mumbai - 400059

REPORT NO. : UT/ELS/REPORT/2587/04-2019

ISSUE DATE : 27/04/2019

YOUR REF. : Sahar Plaza/MoEF Compliance/2018

REF. DATE : 27/03/2019

### SAMPLE PARTICULARS :

Sampling Plan Ref. No. : UG08-04/2019  
Sample Registration Date : 08/04/2019  
Date & Time of Sampling : 09/04/2019 at 16:20hrs.  
Analysis Starting Date : 09/04/2019  
Analysis Completion Date : 15/04/2019  
Sample Collected By : ULTRA-TECH  
Sample Lab Code : UT/ELS/105/04-2019

### WASTE WATER SAMPLE ANALYSIS

Sample Type : Treated Sewage  
Sample Location : After Carbon Filter  
Sample Quantity & Packing Details : 1L in Wide Mouth Glass Bottle for Oil and Grease and 2L In Plastic Container for other parameters

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	pH	IS 3025 (Part 11) : 1983	6.9	-
2.	Total Suspended Solids	IS 3025 (Part 17) : 1984	7	mg/L
3.	Oil & Grease	IS 3025 (Part 39) : 1991	BDL[DL=10]	mg/L
4.	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44) : 1993	5.9	mg/L
5.	Chemical Oxygen Demand	IS 3025 (Part 58) : 2006	28	mg/L

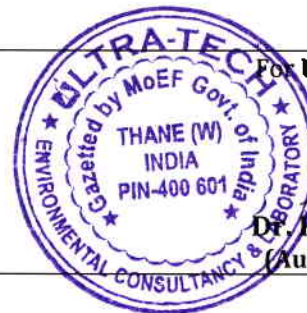
DL - Detection Limit

BDL - Below Detection Limit

Opinions / Interpretations: NIL

Note: 1. This test report refers only to the sample tested.  
2. This test report may not be reproduced in part, without the permission of this laboratory.  
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- END OF REPORT -



For ULTRA-TECH

*Rahul*  
Rahul Kolhapurkar  
(Authorized Signatory)







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## TEST REPORT

**ISSUED TO:** M/s. TULSIANI-SUMER ASSOCIATES.

**For Your Site :** "Sahar Plaza Complex"

 Sir M.V. Road, Next to Kohinoor Continental Hotel,  
 Andheri (East), Mumbai - 400059

**REPORT NO.** : UT/ELS/REPORT/2588/ 04-2019

**ISSUE DATE** : 27/04/2019

**YOUR REF.** : Sahar Plaza/MoEF Compliance/2018

**REF. DATE** : 27/03/2019

**SAMPLE PARTICULARS**

**Sampling Plan Ref. No.** : UG08-04/2019  
**Sample Registration Date** : 11/04/2019  
**Date & Time of Sampling** : 10/04/2019 at 10:30Hrs.  
**Analysis Starting Date** : 11/04/2019  
**Analysis Completion Date** : 23/04/2019  
**Sample Collected By** : ULTRA-TECH  
**Sample Lab Code** : UT/ELS/133/04-2019

**SOIL QUALITY MONITORING**

**Sample Type** : Surface Soil (at 15cm depth)  
**Sample Location** : At Project Site  
  
**Sample Quantity & Packing Details** : 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Colour*	-	Brown	-
2.	Moisture Content	IS:2720 (Part 2) : 1973	8.0	%
3.	Bulk Density	UT/LQMS/SOP/S03	1442	kg/m <sup>3</sup>
4.	Organic Matter	IS:2720 (Part 22) : 1972	0.6	%
5.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.4	%
6.	pH	IS:2720 (Part 26) : 1987	8.0	-
7.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.269	mS/cm
8.	Salinity (1:2 soil: Water Extract)*	Calculated in terms of Total Dissolved Solids	167	mg/L
9.	Sodium as Na (Water Extractable)*	UT/LQMS/SOP/S19	31	mg/kg
10.	Magnesium as Mg (Water Extractable)*	UT/LQMS/SOP/S22	45	mg/kg
11.	Chlorides as Cl <sup>-</sup> (Water Extractable)*	UT/LQMS/SOP/S23	50	mg/kg
12.	Sulphate as SO <sub>4</sub> <sup>2-</sup> (Water Extractable)*	UT/LQMS/SOP/S24	99	mg/kg
13.	Sodium Adsorption Ratio*	UT/LQMS/SOP/S26	BNDL[DL=1.0]	(req/kg) <sup>1/2</sup>
14.	Cation Exchange Capacity	USEPA 846 9080	27.4	req/100g
15.	Water Holding Capacity	ASTM- T7367-07	55.5	%
16.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.8	mg/kg
17.	Phosphorous as P <sub>2</sub> O <sub>5</sub> (Available)	UT/LQMS/SOP/S28	146	kg/ha
18.	Potassium as K <sub>2</sub> O (Available)	UT/LQMS/SOP/S29	510	kg/ha
19.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	269	Kg/ha
20.	Iron as Fe	USEPA SW846 7380	51525	mg/kg
21.	Zinc as Zn	USEPA SW846 7950	188	mg/kg

**Opinions / Interpretations:** NIL

- Note:**
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  3. Any correction invalidates this test report.
  4. \*: Parameters not covered under NABL scope.

- END OF REPORT -









<b>MAHARASHTRA MOTOR VEHICLES DEPARTMENT</b> <b>POLLUTION TEST CERTIFICATE FOR DIESEL &amp; HEAVY VEHICLES</b>	
Motor Vehicle No.	MH 02 FR 6002
Date of Issue	16 MAY 2019
Date of Expiry	15 NOV 2019
Serial Number	EM. P. 4W-A 868284 P.U.C. लेमिनेसन के साथ Rs120/-
Emmission Test Result	Smoke Density in Hatrige Smoke Units 361. HSL
चे सिर्फ डिजल की P.U.C. है। Rs120/-	





**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
POLLUTION TEST CERTIFICATE FOR  
**DIESEL & HEAVY VEHICLES**



Motor Vehicle No. **MH. 04. JU. 1195**

Date of Issue **07 JUN 2019**

Date of Expiry **06 DEC 2019**

Serial Number      Emission Test Result

M. P. 4W-A

**7287814**

**₹ 120/- P.U.C.**

Smoke Density in  
Hartridge Smoke  
Ops

**39%**  
**2150**





**MAHARASHTRA MOTOR VEHICLES DEPARTMENT**  
POLLUTION TEST CERTIFICATE FOR  
DIESEL & HEAVY VEHICLES

Motor Vehicle No. **MH.04.HD.6502**

Date of Issue **07 JUN 2019**

Date of Expiry **06 DEC 2019**

Serial Number **M. P. 4W-A**      Emmission Test Result

**डिझल P.U.C. Rs. 120/-**      Smoke Density in  
**7287815**      Patridge Smoke  
Units      **36%**  
**H&V**  
**OL**



CERTIFICATION FROM STRUCTURAL ENGINEER REGARDING EQ RESISTANT DESIGN



Off: T/W Fax: 2334 0913

5110 0061

Res: 2334 0061

e-mail: ashokparikh@gmail.com

CONSULTING ENGINEERS, R.O.C. SPECIALIST, STRUCTURAL ENGINEERS

**ASHOK J. PARIKH**

B.E. CIVIL, M.T.E. INDIA, D.C.E. (MUMBAI)

OFFICE - 7-40, TARDEO A.C. MARKET, TARDEO, MUMBAI-400 034.

TO WHOMSOEVER IT MAY CONCERN

"Meadow" & "Windfall" Office Building No 6 & No.3 respectively and proposed "Mini" building on Sub-Plot "A" of property on Plot No. 179-A to 179-H of Village Mulgaon, CTS No 230-A to 230-D, 238-D, 243-A & 243-A/1 of Village Kondivita, Matharadas Vasanji Road, Andheri (East), Mumbai. for M/s Tulsiani Sumer & Associates, Tulsiani Chambers, Nariman Point, Mumbai - 400 020.

This is to certify that the R.C.C. for the above-referred buildings No 6 & 3 (Lower Basement, Upper Basement, Silt Floor plus upper floors) is completed as per my design & detailed drawings. To the best of my knowledge, the workmanship and the materials used are of good quality and sound enough to sustain the loads for which it is designed. The soil strata available on site is capable to take the bearing pressure as per investigations carried out by the soil expert. Raft foundation is designed for the bearing pressure for which it was recommended.

Further, I state the buildings are designed as a framed structure to resist the seismic forces and capacities as per the provision of relevant Code IS 1893 & other relevant codes concerned. However, the structural behavior depends upon the ground profile and ground vibrations.

ASHOK J. PARIKH,  
Consulting Structural Engineer  
Lic. No. STR/P/38.  
Membership No. M-20622  
Date: 12<sup>th</sup> April 2013



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : enquiry@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



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

Infrastructure /Orange/LSI  
Consent order No: Format1.0/BO/RO-HQ/EIC-Mu-3626-12-Autorenewal/CR/CC-688

Date-08/05/2014

To,  
Tulsiani-Sumer Associates,  
"Sahar Plaza"  
179 A to 179 F & 179 H, Village: Mulgaon &  
CTS No. 230 A, 230 B, 230C, 238 B,  
Village: Kondivita, M.V. Road, Andheri (E), Mumbai

Subject: Renewal of Consent to Operate for Building/Construction project Orange  
category.

Ref : Your application for Auto renewal vide letter dated 27<sup>th</sup> March, 2014.

Your application  
Dated: 27<sup>th</sup> March, 2014.

For: Renewal of Consent to Operate for Building/Construction project  
under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section  
21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of  
the Hazardous Wastes (M, H & T M) Rules 2008 is considered and the consent is hereby  
granted subject to the following terms and conditions and as detailed in the schedule I, II, III  
& IV annexed to this order:

1. The consent to Operate is granted for a period up to :30/4/2018.

The capital investment of the project is Rs. 202.27 Cr.

The Renewal of consent to Operate (part) valid for commercial project named as  
M/s. Tulsiani-Sumer Associates "Sahar Plaza" at 179 A to 179 F & 179 H, Village:  
Mulgaon & CTS No. 230 A, 230 B, 230C, 238 B, Village: Kondivita, M.V. Road, Andheri  
(E), Mumbai for total plot area of 35,346.70 Sq.Mtrs and total construction built  
up area 40,000.00 Sq.Mrs including utilities and services as per construction occupancy  
Certificate issued by local body.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	---
2.	Domestic effluent	48	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer





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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	380 KVA	1	As Per Schedule -II
2.	DG Set	180 KVA	1	As Per Schedule -II

5. Conditions under Municipal Solid Waste (Management and Handling) Rule,2000:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	500 Kg/Day	Composting	Used as Manure
2	STP Sludge	30 Kg/Day		
3	Non-Biodegradable	600 Kg/Day	Segregate and Hand over to authorized party.	--

6. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:NIL

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

8. This consent should not be construed as exemption from obtaining necessary NOC/ permission from any other Government authorities.

9. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by GoI vide No.21-139/2006-IA-III, dtd. 19<sup>th</sup> Oct, 2006.

10. This consent is issued under the auto renewal consent policy of the board vide letter No.E/654 dtd 31/01/2012 as per self certificate submitted by Mr. R.S.Kuwelker (Designation : Partner), authorized signatory as per board resolution passed in board meeting dtd.,20/3/2014.

For and on behalf of the  
Maharashtra Pollution Control Board



(Rajeev Kumar Mittal, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	DB. No.	Date	Drawn On
1	Rs. 8,09,080/-	007484	27 <sup>th</sup> March, 2014	HDFC Bank

Copy to:

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





Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1)A] As per your application, you have provided Sewage Treatment Plants (STP) .

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

Sr No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for Ph
01	BOD (3 days 27oC )	100
02	Suspended Solids	100
03	COD	250
04	Residual Chlorine	1ppm

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

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

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	50





## Schedule-II

### Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO2
1	DG Set(380KVA)	Acoustic enclosure	3.0	HSD	112	Ltr/Hr	--	--
2	DG Set(180 KVA)	Acoustic enclosure	1.5	HSD				

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

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

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

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

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





**Schedule-III**  
**Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	Rs. 10 lakh	15 Days	Towards operation and maintenance of STP & MSW Processing plant.	30/4/2018	31/8/2018

Maharashtra Pollution Control Board



*[Handwritten signature]*



### Schedule-IV

#### General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 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) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & 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) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.



# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : rohq@mpcb.gov.in  
Visit At : <http://mpcb.gov.in>



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

Date- ~~1/2019~~ 26/03/2019

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/JD(WPC)/UAN No.0000062083/2<sup>nd</sup> partCO/CC-

1903001457

To,  
M/s. Tulsiani Sumer Associates.,  
"Sahar Plaza", 179A to 179F & 179H Village Mulgaon,  
CTS No. 230A,230B,230C,238B, Village Kondivita,  
M V Road, Andheri(E) Mumbai.

Subject: Renewal of 1<sup>st</sup> part Consent to Operate with 2<sup>nd</sup> part Consent to Operate and amalgamation for Commercial Building Project.

Ref : 1. Consent application submitted by Sub-Regional Officer, Mumbai-II  
2. Minutes of Consent Committee meeting held on 01/03/2019 & 02/03/2019.

Your application: UAN No.0000062083 Dated: 07/12/2018.

For: Renewal of 1<sup>st</sup> part Consent to Operate with 2<sup>nd</sup> part Consent to Operate and amalgamation for Commercial Building Project.

under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to 31/04/2022.
2. The capital investment of the project is Rs. 309.23 Crs. (i.e. Existing Rs. 209.27 Crs + Proposed Rs. 99.96 Crs) (As per C.A certificate submitted by project proponent)

The Renewal of 1<sup>st</sup> part Consent to Operate with 2<sup>nd</sup> part Consent to Operate and amalgamation is valid for construction of Commercial Building project named as M/s. Tulsiani-Sumer Associates, "Sahar Plaza", 179A to 179F & 179H Village Mulgaon & CTS No. 230A,230B,230C,238B, Village Kondivita, M V Road, Andheri (E) Mumbai, for Total plot area 49,464.30 Sq.m and Total construction BUA 1,20,580.82 Sq.m. out of which 1st part consent to operate for construction built up area 40,000 Sq.m and 2nd part consent to operate for construction built up area 39,000 Sq.m (40000 Sq.m + 39000 Sq.m = 79000 Sq.m out of 120580.82 Sq.m remaining construction built up area will be 41580.82 Sq.m) including utilities and services as per construction commencement certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Trade effluent	NIL	NA	NA
2	Domestic effluent	90.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer



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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	3 Nos DG Sets	125, 200 & 380 KVA	3	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	700 Kg/day	OWC	Used as Manure
2	Dry garbage	1000 Kg/day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	30 Kg/Day	-	Used as Manure

6. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
7. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
8. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
9. Project Proponent should properly and regularly operate and maintain the online monitoring system installed for the parameter BOD, SS and flow at the outlet of STP.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding compliance of conditions of EC/ CRZ clearance and C to O.
11. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/Lit.
12. Project Proponent shall obtain occupancy certificate from competent authority before handover the flats to occupier.
13. The online monitoring system installed by Project Proponent for the parameters flow, BOD and TSS at the outlet of STP shall be connected to Board's Servers.
14. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2013/CR-185/TC-1 dtd. 10/12/2014.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On
1	12,36,920	N344180699933148	10/12/2018	HDFC Bank

Copy to:

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



### Schedule-I

#### Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed Sewage Treatment Plants (STP) with the design capacity of 450 CMD
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board Limiting Concentration in mg/l, except for PH
1	BOD (3 days 27oC )	10
2	Suspended Solids	50
3	COD	100
4	Residual Chlorine	1 ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess. Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent should submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1	Domestic purpose	95.00



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S% SO <sub>2</sub>
1	D G Set 125 KVA	Acoustic enclosure	5*	HSD	35	Lit/Hr	1 16.80
2	D G Set 200 KVA	Acoustic enclosure	5*	HSD	55	Lit/Hr	1 26.40
3	D G Set 380 KVA	Acoustic enclosure	7*	HSD	96	Lit/Hr	1 46.08

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

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

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

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

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




Maharashtra Pollution Control Board



Schedule-III  
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of 1 <sup>st</sup> part Consent to Operate with 2 <sup>nd</sup> part Consent to Operate	Rs. 10 lakh	15 Days	Towards compliance of Environmental Clearance and Consent conditions.	Continuous	31/08/2022

  
Maharashtra Pollution Control Board



## Schedule-IV

### General Conditions:

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

- 1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide No: SEAC-2013/CR-185/TC-1 dtd. 10/12/2014.
- 2) 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.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 4) 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.
- 5) 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.
- 6) Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - g) D.G. Set shall be operated only in case of power failure.
  - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 7) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 8) 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.
- 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 renewal of Consent to Operate from Maharashtra Pollution Control Board before 60 day from expiry of consent validity.**



# NOTICE

Notice is hereby given by **M/sTulsiani- Summer Associates** that the proposed project "**Sahar Plaza**" located at plot no. Plot no.179A to H (new CTS no.) of village-Mulgaon and CTS no.s 243/A, 243/A/1, 230/A ,230/B, 230/C & 230/D (new CTS no.) and 238/D of Village Kondivita of M.V. Road, Andheri (E), M u m b a i - 400059, Maharashtra State has been **accorded Environmental Clearance**. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on Department of Environment website <http://ec.maharashtra.gov.in>.



# सुचना

(में) तुलसीयानी समर असोशिएट यांच्या द्वारे सुचना देण्यात येत आहे की, एम.व्ही.रोड. अंधेरी(पुर्व) मुंबई, महाराष्ट्र राज्य येथील व्यवसायीक प्रकल्प सहारा प्लाझा गाव मुळगाव येथील सब प्लॉट क. १७९/A to H (नवीन सी.टी.एस.क.) आणि गाव कोंडीविता येथील सी.टी.एस.क. २४३ /A, 243/A/1, 230/A, 230/B, 230/C, 230/D (नवीन सी.टी.एस.क.) आणि 238/D मु वरिल व्यवसायीक विकास करण्यासाठी पर्यावरणीय दाखला संपादित करण्यात आला आहे. आणि त्या दाखला पत्राच्या प्रति महाराष्ट्र राज्य प्रदुषण नियंत्रण महामंडळाकडे उपलब्ध आहे. तसेच त्या वन आणि पर्यावरण मंत्रालय [/http.ec.maharashtra.gov.in](http://http.ec.maharashtra.gov.in) तसेच या संकेतस्थळावर पाहता येतील.