

Date: 01/06/2026

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

Subject : Submission of Six Monthly Environmental Clearance Compliance report for Expansion of SR Scheme at plot bearing CS No. 426, 427(pt), 431, 1/431, 432(pt), 1/437, 437(pt), 440(pt), 645(pt), 646(pt), 648(pt), 649(pt), 650(pt), 651(pt) 654, 655(pt), 657(pt), 658(pt), 659(pt), 854, 869, 870, 871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt), 1/177, 185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM, Mumbai, Maharashtra

Reference : Environmental Clearance vide File No: SIA/MH/INFRA2/544474/2025 dated 18/11/2025

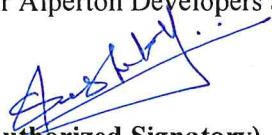
Respected Sir,

With reference to above mentioned subject, we hereby submitting the Six-Monthly Environmental Clearance Compliance Report for the project. This report provides an update on compliance with the environmental conditions set forth in the Environmental Clearance and outlines the measures taken during the reporting period to ensure adherence to all prescribed environmental norms and guidelines, along with the necessary annexures. For the period of **January to June 2026**.

This is for your kind consideration and records.

Thanking you.

Yours faithfully,
For Alperton Developers and Contractors Pvt. Ltd.


(Authorized Signatory)



Encl.: 1) Part A – Data sheet
2) Part B – Point wise compliance status along with enclosures

Copy to:

1. State Environmental Impact Assessment Authority,
Environment & Climate Change Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
2. The Regional officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 2nd floor,
Road No. 8, Opp. PVR Theater,
Sion Circle, Mumbai - 400022.

ALPERTON DEVELOPERS AND CONTRACTORS PRIVATE LIMITED

Regd Office: C - 1411, 14TH FLOOR, ONE BKC, G - BLOCK, PLOT NO. C - 66, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI - 400051
Tel: 022-6666 6124 Email: compliance.mumbai@sattvagroup.com CIN: **U45201MH2021PTC365167**

PART A

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (W), Bhopal.

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	Slum Rehabilitation Scheme
2.	Name of the project		:	Slum Rehabilitation Scheme at plot bearing CS No. 426, 427(pt), 431, 1/431, 432(pt), 1/437, 437(pt), 440(pt), 645(pt), 646(pt), 648(pt), 649(pt), 650(pt), 651(pt) 654, 655(pt), 657(pt), 658(pt), 659(pt), 854, 869, 870, 871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt), 1/177, 185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM, Mumbai, Maharashtra
3.	Clearance letter (s) / OM No. and Date		:	SIA/MH/INFRA2/544474/2025 dated 18/11/2025
4.	Location		:	
	a.	District (S)	:	Mumbai
	b.	State (S)	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude : 19°00'17.56" N Longitutde: 72°50'59.34" E
5.	Address for correspondence		:	Mr. Sanjog Deshmukh Unit No. 1411, 14th Floor, C-Wing, One BKC, Plot No. C-66, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai, Mumbai, Maharashtra, India, 400051 Telephone No.: 9076172714 Email: sanjog.d@sattvagroup.in
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	M/s Alpertion Developers and Contractors Private Limited Unit No. 1411, 14th Floor, C-Wing, One BKC, Plot No. C-66, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai, Mumbai, Maharashtra, India, 400051 Telephone No.: 9076172714 Email: sanjog.d@sattvagroup.in
	b.	Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Mr. Sanjog Deshmukh Telephone No.: 9076172714 Email: sanjog.d@sattvagroup.in Address : Same as the site address
6.	Salient features		:	
	a.	of the project	:	Plot Area :107988.64 m ² Total Construction Area:1174065.78m ² Rehab Bldg No.1 Wing A to C- Gr +23

					Wing D to F - Gr +22
				Rehab Bldg. No. 2	Gr + 23 Floors
				Rehab Bldg. No. 3	Wing A - Basement (Services)+Gr.+ 40th (pt) Flrs Wing B- Basement (Services) +Gr+ 39th Flrs.
				Rehab Bldg. No. 4	2 Basements + Gr. + 1st to 39th (pt). Floors
				Sale Bldg No. 1	Wing I : 1 Lower Grd Flr + Gr. Flr+ 1st to 5th Podium+ Amenity Flr + 54 Flrs Wing J: 1 Lower Grd Flr + Gr. Flr+ 1st to 5th Podium+ Amenity Flr + 54 Flrs Wing K: 1 Lower Grd Flr + Gr. Flr+ 1st to 5th Podium+ Amenity Flr + 49 Flrs Wing L: 4 Lower Grd Floor + Gr. Flr + 1st to 5th Podium+ Amenity Flr + 43 Flrs Wing M : 4 Lower Grd Floor + Gr. Flr+ 1st to 5th Podium+ Amenity Flr + 41 Flrs Wing N : 1 Lower Grd Floor + Gr. Flr+ 1st to 5th Podium+ Amenity Flr + 47 Flrs
				Sale Bldg. No. 2	Ground + 20th (pt) floor
				Sale Bldg No. 3	Basement for services + Ground + 6 Podiums + Amenity + 1st to 22nd floor including Refuge flrs.
				Sale Bldg No. 4	Wing A: B1 + Gr. + 11 Podium + Stilt + 50th Floor Wing B: B1 + Gr. + 11 Podium + Stilt + 50th Floor
				Sale Bldg No. 5	Basement + Ground + 7 Floors
				Sale Bldg No. 6	Basement + Gr. + 20 Floors
				Composite Bldg No. 1	Rehab Wings A, B & C: Gr + 23Floors Sale Wing A & B :LG + Gr + 4 Podiums + 5th Amenity floors & 27

				<table><tr><td></td><td>upper floors</td></tr><tr><td rowspan="2">Composite Bldg No. 2</td><td>Wing A & B (Rehab & Sale): B+ Gr + 2nd Flrs</td></tr><tr><td>Wing C (School Bldg): G + 3 Flrs</td></tr></table>		upper floors	Composite Bldg No. 2	Wing A & B (Rehab & Sale): B+ Gr + 2nd Flrs	Wing C (School Bldg): G + 3 Flrs
	upper floors								
Composite Bldg No. 2	Wing A & B (Rehab & Sale): B+ Gr + 2nd Flrs								
	Wing C (School Bldg): G + 3 Flrs								
	b.	of the environmental management plans	:						

				handing it over to authorized agencies. • Most use of electrically operated machinery. • Segregation of garbage 5. Ecology • Plantation of local tree species. • Plantation of trees will start in mid of construction phase. • Regulation of vehicular trips and speed and proper maintenance of machinery. 6. Socio-Economic Environment • Adequate drinking water, toilet and bathing facilities. • Regular analysis of drinking water. • Personal protective and safety equipment will be provided. • First aid facility. • Regular health check up • Regular pest control at site. • Crèche for worker’s children • Educational and awareness programme for safety measures.				
7.	Break up of the project area			:				
	a.	submergence area forest & non-forest		:	Not Applicable			
	b.	Others		:	As per DP the site falls in residential zone, wherein this is a SRA project with Plot Area: 1,07,988.64 m ² .			
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			:	Rehab :- 5128 Nos of units			
	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. Cost of Land : Nil (SRA Project) 2. Construction Cost: Rs. 2927.88 Crores			
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.		:	Sr. No	Method Adopted	Set up cost	O & M Cost
							(Rs in lakhs)	(Rs in lakhs/Yr)

[illegible]

14	Dates of site visits		:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	18/09/2025
	b.	Date of site visit for this monitoring report	:	Not Applicable
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)		:	Not Applicable
	(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.)		:	--

PART B

Six Monthly Environmental Clearance Compliance Report

June 2026

Proposed Slum Rehabilitation Scheme at Plot bearing CS No. 426, 427(pt), 431, 1/431, 432(pt), 1/437, 437(pt), 440(pt), 645(pt), 646(pt), 648(pt), 649(pt), 650(pt), 651(pt) 654, 655(pt), 657(pt), 658(pt), 659(pt), 854, 869, 870, 871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt), 1/177, 185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM, Mumbai, Maharashtra

By M/s. Alperon Developers and Contractors Pvt. Ltd.

Background & Status of the project:

The project by M/s. Alperon Developers and Contractors Pvt. Ltd. proposed Slum Rehabilitation Scheme located on Plot bearing CS Nos. 426, 427 (part), 431, 1/431, 432 (part), 1/437, 437 (part), 440 (part), 645 (part), 646 (part), 648 (part), 649 (part), 650 (part), 651 (part), 654, 655 (part), 657 (part), 658 (part), 659 (part), 854, 869, 870, and 871 of the Parel-Sewri Division, and CS Nos. 155 (part), 174 (part), 176 (part), 1/177, 185 (part), 1038, and 1039 of the Dadar-Naigaon Division, within the F/South Ward of MCGM, Mumbai, Maharashtra.

The project received the Environmental Clearance vide File No: SIA/MH/INFRA2/544474/2025 dated 18/11/2025 for total construction area of 1174065.78 Sq. m. attached as **Enclosure-I**

Construction has been started on site as per the BUA and in accordance of the Environmental Clearance vide File No. SIA/MH/INFRA2/544474/2025 dtd 18/11/2025.

Pointwise compliance with the stipulated conditions as per the Environment Clearance letter is as follows.

Sr. No	Conditions	Reply
Specific Condition		
SEAC Conditions		
1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2024 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order	LOI received dtd. 14.08.2025, Concession Approval received dtd. 05.08.2025 & Approval issued by SRA dtd. 10.09.2025 was submitted in the meeting.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification, amended from time to time.	Undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification, amended from time to time is submitted during the meeting.
3.	PP to obtain revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC (iv) SWM NOC (v) HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain the NOC's.	Noted and agreed, CFO NOC, Water NOC, SWD NOC Debris NOC are in place and submitted in the meeting.
4.	PP to ensure that; the requirement of Biomedical waste management rules 2016 amended from time to time are followed.	Agreed and Noted.
5.	PP to provide online air monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.	Agreed and Noted.
6.	PP to complete tree plantation within the site during construction phase.	We have already planted 200 nos. trees onsite. Remaining trees shall also be planted before completion of project
7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.	Noted & Agreed. E-Waste shall be disposed off as per the E-Waste Management rules.
SEIAA Conditions		
1.	PP has provided mandatory RG area of 6290.61 Sq m on mother earth without any construction local planning authority to ensure the compliance of the same.	Noted and Agreed

2.	This EC is not including for Rehab building no. 4 as PP has not obtained CFO NOC.	Noted and Agreed
3.	This EC is restricted height for Sale building no. 04 up to 120 m as PP has not obtained HRC NOC.	Noted and Agreed.
4.	In view of the fact that the building height is exceeding 90 m as per UDCPR regulation incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.	Noted we will ensure the and follow the UDCPR regulation incorporated vide Notification dated 10.10.2024.
5.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and Agreed
6.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted, We will achieve 5% of total energy requirement from solar/other renewable sources.
7.	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D.C. Charger for 20% of total parking provided; the number of D.C. chargers should be worked out as provided in NITI Aayog Handbook of EV charging infrastructure implementation.	We have provided the EV Parking as per the requirement.
8.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dated 04.01.2019.	Noted and Agreed
9.	SEIAA decided to grant EC for-FSI 4,95,008.00 m ² , Non-FSI 6,79,057.78 m ² , total BUA 11,74,065.78 m ² (Plan approval No. SRA/ENG/1678/ ML & PL/LOI, dated 14.08.2025) (FSI restricted as per approval and non-FSI as per appraisal).	Noted and Agreed

General Conditions

a) Construction Phase

1.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Solid waste generated shall be segregated and then handed over to Municipal corporation.
----	--	--

2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Disposal of debris during construction phase shall be as per debris NOC.
3.	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.	There is no hazardous waste from this project.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitary facilities for workers are in place. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Storm water drains shall be designed as per the plot run off and connected to existing SWD drain. Sewer channels shall be separated and connected to external municipal drains.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Will use pre-mixed concrete, curing agents to reduce the water demand.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
8.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No ground water shall be extracted.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Low Flow Devices are proposed for fixtures of shower, toilet flushing and drinking water taps.
10.	The energy Conservation Building code shall be strictly adhered to.	Agreed
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	As the site was occupied by the Slum and this is a slum Rehabilitation project, topsoil is contaminated hence no topsoil shall be used for horticulture / landscape development within the project site.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to	Noted

	the extent possible) so that natural drainage system of the area is protected and improved.	
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted and agreed
14.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and agreed
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Noted and agreed
16.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spilling/leakages.	PUC of the Construction vehicles are frequently checked and we will ensure that their maintenance is carried out from time to time.
17.	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.	During construction adequate measures shall be taken to maintain air quality and noise levels within the prescribed limits. The vehicles hired by the Contractor for construction purposes shall be checked for valid PUC certificates. Noise monitoring reports are attached as Enclosure-V
18.	Diesel power generating sets proposed as source of backup power for elevators and common area Illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG sets shall be provided for essential power and operated only during power failures. DG sets norms shall be followed as prescribed by MPCB. Ambient Air quality monitoring reports are attached as Enclosure-V
19.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a	Site engineer shall regularly supervise all the measures provided on site. Separate Environment cell shall be developed for ensuring the condition.

	separate environment cell/designated person.	
B) Operation Phase		
1.	a) The solid waste generated should be properly collected and segregated. (b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. (c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid waste generated shall be segregated. Wet waste shall be treated in Organic Waste Converters (OWC), its manure will be used in the landscaping. Dry waste is sent to authorize recyclers for disposal.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted
3.	a)The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage/Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Noted Installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated effluent from STP shall be recycled/ refused to the maximum extent possible. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	We shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.
5.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	We shall ensure drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms before Occupation.
6.	Traffic congestion near the entry and exit points from the roads adjoining the	Provisions shall be made for adequate parking facilities within the project.

	proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Enough parking space and wide internal roads shall be planned & executed on site to reduce traffic congestion.
7.	PP to provide adequate electric charging points for electric vehicles (EVs)	Agreed we have proposed electric charging points for EVs
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted, will carry out tree plantation as per guidelines.
9.	A Separate environment management cell with the qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and agreed
10.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds unmarked for the environment protection measures shall not be diverted for other purpose.	Separate funds shall be allocated for implementation of environmental protection measures/EMP
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	Advertisement done in the two local newspaper namely 'Navshakti-Marathi' and 'Free Press Journal-English' copy of advertisement is attached as Enclosure-II
12.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	No such suggestion/objection received so far.
13.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the	Noted

	SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectorial parameters. Indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
C) General EC Conditions		
1.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted and agreed.
2.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to Establish obtained from Maharashtra Pollution Control Board vide Format 1.0 / CAC-CELL / UAN No. 0000170937 / CE / 2412002357 dated 31/12/2024 copy attached as Enclosure-III
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance,	Noted
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB.	Noted & Followed Previously submitted EC Compliance acknowledgement of submission of report is attached as Annexure-IV
5.	The environmental statement for each financial year ending 31 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 BC conditions and shall also be sent to the respective Regional Offices of MOEF by e-mail.	Noted.
6.	No further Expansion or Modification, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to assess the clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any	Agreed

7.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	National Board for Wild life / Forestry & Wild life clearance not required for this project.
----	---	--

Hereby we are enclosing annexure in format along with above mentioned Enclosures and Environmental Monitoring Test Reports.

ENCLOSURE – I
ENVIORNMENT CLEARANCE
COPY



File No: SIA/MH/INFRA2/544474/2025

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



Date 18/11/2025



To,

Sanjog Deshmukh
alperton developers and contractors private limited
B 1207, 12th Floor, One BKC, Bandra Kurla Complex, Bandra East, Mumbai 400051, MUMBAI
SUBURBAN, MAHARASHTRA, 400051
sanjog.d@sattvgroup.in

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/544474/2025 dated 11/07/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

- | | |
|---|---|
| (i) EC Identification No. | EC25B3813MH5308430N |
| (ii) File No. | SIA/MH/INFRA2/544474/2025 |
| (iii) Clearance Type | Fresh EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres
Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperton Developers and Contractors Pvt. Ltd. |
| (vii) Name of Project | |
| (viii) Name of Company/Organization | alperton developers and contractors private limited |
| (ix) Location of Project (District, State) | MUMBAI, MAHARASHTRA |

(x) Issuing Authority
(xi) Applicability of General Conditions as per
EIA Notification, 2006

SEIAA
No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal inter alia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Sanjog Deshmukh under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities

should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions																
1.1	<table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td></tr> <tr> <td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td></tr> <tr> <td>3.</td><td>PP to obtain revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v)HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.</td></tr> <tr> <td>4.</td><td>PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.</td></tr> <tr> <td>5.</td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP</td></tr> <tr> <td>6.</td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td>7.</td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr> </table>	Sr. No.	Conditions	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	3.	PP to obtain revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v)HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.	4.	PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.	5.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP	6.	PP to complete tree plantation within the site during construction phase.	7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
Sr. No.	Conditions																
1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.																
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time																
3.	PP to obtain revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v)HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.																
4.	PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.																
5.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP																
6.	PP to complete tree plantation within the site during construction phase.																
7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.																

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperton Developers and

S. No.	Particulars	Details	
		Contractors Pvt. Ltd.	
b.	Latitude and Longitude of the project site	19.00054037869403,72.84663113410505 19.0061769814705,72.85104445486076	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	10.7988
		Forest Land (B)	0
		Total Land (A+B)	10.7988
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	292788	
g.	EMP Cost (in lacs)	6395.28	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI Area	Product	489148.63	5859.37	495008	Sq.m.	NA
Non-FSI Area	Product	722200.41	-43142.63	679057.78	Sq.m.	NA
Total Construction Area	Product	1211349.04	-37283.26	1174065.78	Sq.m.	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/544474/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Alperton Developers and Contractors Pvt. Ltd.
B-1207, 12th Floor,
One BKC, Bandra-Kurla Complex,
Bandra East, Mumbai,-400051

Subject : Environmental clearance for Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperton Developers and Contractors Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/544474/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 245th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 308th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 7th October, 2025.

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

Sr. No.	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act,1896 as per Hon'ble National Green	No

	Tribunal order dated 9th August 2024		
2	Proposal Number	SIA/MH/INFRA2/544474/2025	
3	Name of Project	Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division,F/South ward of MCGM, by M/s. Alperon Developers and Contractors Pvt. Ltd.	
4	Project category	8(b) B1	
5	Type of Institution	Private	
6	Project Proponent	Name	M/s. Alperon Developers and Contractors Pvt. Ltd.
		Regd. Office address	B-1207, 12 th Floor, One BKC, Bandra-Kurla Complex, Bandra East, Mumbai,-400051
		Contact number	+919096172714
		e-mail	sanjog.d@sattvagroup.in
7	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA01355 Validity: 19.06.2027	
8	Applied for	Amendment & Expansion	
9	Location of the project	Plot bearing CS no. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division.,F/South ward of MCGM	
10	Latitude and Longitude	Latitude: 19°0'11.80"N Longitude: 72°50'57.16"E	
11	Plot Area (Sq.m.)	1,07,988.64 sq.m.	
12	Deductions (Sq.m.)	29,356.02 sq.m.	
13	Net Plot area (Sq.m.)	78,632.62 sq.m.	
14	Ground coverage (m ²) & %	48338.40 Sq m (61.47% of Net Plot area)	
15	FSI Area (Sq.m.)	4,95,008.00 Sq. m.	
16	Non-FSI (Sq.m.)	6,79,057.78 Sq. m.	
17	Proposed built-up area (FSI + Non FSI) (Sq.m.)	11,74,065.78 Sq. m.	

18	FSI area (m2) approved by Planning Authority till date			5,25,004.99 sq.m FSI area approved for scheme as per approval dated 27/06/2022, issued in the name of M/s. Omkar Realtors and Developers Pvt. Ltd.			
19	Earlier EC details with Total Construction area, if any.			S.No.	Date of EC	Total Construction Area	
				1	04/12/2010	97,226.45	
				2	25/04/2014	4,32,938.13	
				3	13/10/2015	4,32,938.13	
				4	03/12/2016	8,16,020.29	
				5	23/11/2017	8,40,528.16	
				6	14/02/2019	9,41,746.21	
				7	07/11/2019	12,11,349.04	
				Transfer of earlier EC from M/s. Omkar Realtors and Developers Pvt. Ltd. to M/s. Alperton Developers and Contractors Pvt. Ltd. has been approved by SEIAA has vide 291 st MoM dated 02/06/2025 and granted vide letter dated 12/07/2025			
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			Previous developer has completed 7,77,004.48 sq.m. construction on site			
21	Existing Building (As per EC dated 07/11/2019)			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 69.95 m Wing D to F- 69.50 m	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 69.95 m Wing D to F- 69.50 m	Building completed and occupied
	Rehab Building no. 2	Gr. + 23 floors	69.75 m	Rehab Building no. 2	Gr. + 23 floors	69.75 m	Building complete

							d and occupied
					Wing A - Basement +Gr.+ 40th (pt) Flrs	119. 20 m	Change in nomencla ture as Wing A, Wing A construct ed and occupied
Rehab Building no. 3	Wing A to C - Basement (Services)+G r + 40 floors Wing D to G -Basement (Services)+G r + 23 floors	119. 20	Rehab Building no. 3		Wing B: Basement +Gr+ 39th Flrs.	120 m	Change in nomencla ture as Wing B Additiona l 16 no of floors proposed in Wing B & And Rehab Bldg. No 4 merged with Rehab Bldg. No. 3
Rehab Building 4	Basement (Services)+G round + 40 floors	119. 05	-	-	-	-	Rehab Bldg. 4 deleted & tenements from this building are now proposed in Rehab Bldg. 03. Sale Building 3 is now proposed in this place.

	Rehab Building no. 5	Basement (Services)+Gr + 40 floors	119.80	Rehab Building no. 4	2 Basements + Gr. + 1 st to 39 th (pt). Floors	118.25 m	Change in planning. Nomenclature changed & Rehab Bldg. 5 converted into Rehab Bldg. No. 4 Municipal school included in this building (Gr. + 3 floors). Construction not initiated
	Sale Building No. 1- Wing I	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	223.86	Sale Building No. 1- Wing I	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	223.86	Buildings completed and occupied
	Sale Building No. 1- Wing J	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	223.86	Sale Building No. 1- Wing J	1LG+Gr+1st to 5th Podium +Amenity+54 flrs	206.65	
	Sale Building No. 1- Wing K	1LG+Gr+1st to 5th Podium +Amenity+49 flrs	190.65	Sale Building No. 1- Wing K	1LG+Gr+1st to 5th Podium +Amenity+49 flrs.	190.65	
	Sale Building No. 1 – wing L	4LG+Gr+1st to 5th Podium +Amenity+43 flrs	171.45	Sale Building No. 1- Wing L	4LG+Gr+1st to 5th Podium +Amenity+43 flrs.	171.45	

Sale Building No. 1 – wing M	4LG+Gr+1st to 5th Podium +Amenity+41 flrs	165.05	Sale Building No. 1 – wing M	4LG+Gr+1st to 5th Podium +Amenity+41 flrs	165.05	
Sale Building No. 1 – Wing N	1LG+Gr+1st to 5th Podium +Amenity+47 flrs	184.25	Sale Building No. 1 – Wing N	1LG+Gr+1st to 5th Podium +Amenity+47 flrs	184.25	
Sale Building No. 2	Gr. + 20 (pt). Floors	62.29	Sale Building No. 2	Gr. + 20 (pt). Floors	62.29	Building complete d and occupied
Composi te bldg No.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Composit e bldg no.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Buildings complete d and occupied
Composi te bldg No.1 - Sale	Wing A & B - Part Basement+G r +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th Flr	111	Composit e bldg no.1 -Sale	Wing A & B - Part Basement+Gr +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th flrs.	111	Buildings complete d and occupied
Composi te Bldg No 2	Wing A & B (Rehab & Sale) - B+Gr+2 Flrs	21.47	Composit e Bldg no. 2	Wing A & B (Rehab & Sale) - B+Gr+2 Flrs	21.47	Building complete d and occupied
	Wing C (School Bldg.) Gr. + 3 Flrs	18.95		Wing C (School Bldg.) Gr. + 3 Flrs	18.95	
School (Reserva tion of MAP)	G + 5 Flrs	26.45	-	-	-	School included in Rehab Building 4
Sale Bldg No.3	2 Basements +Lower Ground	231.20	Sale Building 4	Wing A: B1 + Gr. + 11 Podium + Stilt + 50 th Floor	205.70	Due to change in the

		+Ground floor +9Podium + Stilt Floor + 1st to 62nd floor.			Wing B: B1 + Gr. + 11 Podium + Stilt + 50 th Floor		planning No of floors reduced and nomencla ture changed to Sale Bldg. No. 3 to Sale Bldg. No. 4. constructi on not yet initiated
-	-	-	-	Sale Building no. 3 (Newly proposed)	Basement for services + Ground + 6 Podiums + Amenity + 1st to 22nd floor including Refuge flrs.	99.5 5	New sale building proposed
-	-	-	-	Sale Building 5 (Newly Proposed)	Basement + Ground + 7 Floors	31.5 0	New Sale building proposed, constructi on not yet initiated
				Sale Building No. 6 (Newly Proposed)	B + Gr. + 20 Floors	69.6 0	New proposed
Transit Building	Gr+7 upper Floor	20.9 5	-	-	-	-	Building Deleted

22	No. of Tenements & Shops	Rehab: Rehab Residential: 4661 nos. Rehab Commercial: 247 nos. Rehab R/C: 35 nos. Ex. Amenities : 35 Ex. Flour Mill : 01 Balwadi : 24 Welfare centre : 24 Society Office :51 Additional amenities : 40 Library : 3 Anganwadi : 3 Community Hall: 2 BUS Unit : 2 Total: 5128 nos. Sale Residential: 2877 nos. Sale Commercial: 157 nos. Total: 3034 nos.		
23	Total Population	Residential and Commercial (Rehab + Sale + School): 45109 Nos.		
24	Total Water Requirements CMD	Domestic: 3670 KLD Flushing: 1908 KLD Landscaping: 62 KLD Total: 5640 KLD		
25	Under Ground Tank (UGT) location	Basement		
26	Source of water	Brihanmumbai Municipal Corporation		
27	STP Capacity & Technology	Total 5500 KLD, MBBR Technology		
28	STP Location	Underground and open to sky		
29	Sewage Generation KLD % of sewage discharge in the sewer line	4844 KLD, 35 % discharge in sewer line		
30	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	20 kg/day	Will be handed over to a recycler
		Wet waste	30 kg/day	Handed over to municipal waste collector
		Construction Waste	Excavation quantity	3487.6 cu.m.

			Demolition quantity	2615.70 cu.m.	Shall be transported to as per SWM NOC
			Cement Bags	2000 nos.	Empty bags to be handed over to recycler.
			Paint container (@20L)	1000 nos.	To be handed over to recycler.
			Scrap metal	57 MT	100 % to be sold for recycling.
			Broken Tiles	19741.51 sq.m.	Waste tiles to be used for skirting. Broken pieces to be used for china mosaic water proofing terrace.
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	8922 kg/day	Will be handed over to a recycler	
		Wet waste	12631 kg/day	Composting by OWC- manure produced will be used at a site for landscaping,	
		E-Waste	800-900 kg/year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	242 kg/day	Dry sewage sludge will be used as manure for gardening.	
32	R.G. Area in sq.m.	RG required– 6290.60 Sq. m (8% of Net Plot)			
		R.G. provided on mother earth: 8241.96 Sq. m			

		Total: 8241.96 sq.m.	
		D.P. R.G. (reservation) – 8816.34 sq.m.	
		R.G. on Podium- 1512.72 sq.m.	
		Existing Trees on plot: 200 nos. (Already Planted)	
		Number of trees to be cut: Nil	
		Number of trees to be transplanted: Nil	
		Number of trees to be retained: 200 nos.	
		Number of trees to be planted:	
		- In RG area: 783 nos. (In RG and along plot boundary) - In Miyawaki Plantation (412 Sq.m.): 1236 nos trees and 412 nos. shrubs	
		Total Nos. of trees after development: 200 + 783 + 1236 nos. = 2219 nos. trees & 412 nos. Shrubs	
33	Power requirement	During Operation Phase:	
		Details	
		Connected load (kW)	105888 KW
		Demand load (kW)	39074 KW
34	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%	
35	D.G. set capacity	1 X 500 kVA, 1 X 1250 kVA, 1 X 630 kVA, 1 X 1010 kVA, 1 X 425 kVA, 1 X 380 kVA, 3 X 750 kVA	
36	No. of 4-W & 2-W Parking with 25% EV	Total Parking: 4W Proposed: 6027 Nos., 2W: 543 Nos 25% of parking will be equipped with EV charging points	
37	No. & capacity of Rain water harvesting tanks /Pits	2026 cu.m.	
38	Project Cost in (Cr.)	Rs. 2927.88 Cr.	
39	EMP Cost	Construction Phase: Capital Cost: Rs. 107.5 Lakhs O & M Cost: Rs. 88.9 Lakhs Operation Phase: Capital Cost: Rs.6395.28 Lakhs (Including DMP) O & M Cost: Rs. 443.03 Lakhs (Including DMP)	

40	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	-

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

S.n o.	Description	As per EC received dt. 07/11/20 19	As per Proposed Amendment/ Expansion	Remarks				
1	Plot Area (m ²)	1,07,98 8.64	1,07,988.64	No Change				
2	Deductions(m ²)	29,300. 43	29,356.02	Deduction area increased due to addition of BEST units area & handed over to MCGM				
3	Net Plot Area (m ²)	78,688.2 1	78,632.62	Net plot area decreased due to addition of BEST units area in deduction				
4	FSI Area(m ²)	4,89,148 .63	4,95,008.00	FSI area increased slightly due to change in planning.				
5	Non-FSI Area(m ²)	7,22,200 .41	6,79,057.78	Non FSI area decreased due to change in planning				
6	Total Construction Area(m ²)	12,11,34 9.04	11,74,065.78	Total construction area decreased due to change in planning				
		Building	Configuratio n	Heig ht (m)	Buildi ng	Configur ation	Hei ght (m)	

7	Buildings Configuration with heights	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 96.95 m Wing D to F- 69.50 m	Rehab Building no.1	Wing A to C- Gr. + 23 floors Wing D to F- Gr. + 22 floors	Wing A to C: 69.95 m Wing D to F- 69.50 m	Building completed and occupied
		Rehab Building no. 2	Gr. + 23 floors	69.75 m	Rehab Building no. 2	Gr. + 23 floors	69.75 m	Building completed and occupied
		Rehab Building no. 3	Wing A to C - Basement (Services)+Gr + 40 floors Wing D to G -Basement (Services)+Gr + 23 floors	119.20 m	Rehab Building no. 3	Wing A - Basement +Gr.+ 40th (pt) Flrs.	119.20 m	Wing A Constructed and Occupied, Change in nomenclature as Wing A
						Wing B- Basement +Gr+ 39th Flrs	120.00 m	Change in nomenclature as Wing B

								Additional 16 no of floors proposed in Wing B And Rehab Bldg. No 4 merged with Rehab Bldg. No. 3
		Rehab Building 4	Basement (Services)+Ground + 40 floors		Rehab Building 4	Deleted	-	Rehab Bldg. 4 deleted & tenement proposed in Rehab Bldg. 03 & now proposed Sale Bldg. No 3 in this place

		Rehab Buildin g no. 5 (Now known as R4)	Basement (Services)+G r + 40 floors	119. 80	Rehab Buildi ng no. 4	2 Basemen ts + Gr. + 1st to 39th (pt). Floors	118. 25	Change in planning. Nomencl ature changed & Rehab Bldg. 5 converte d into Rehab Bldg. No. 4
		Sale Buildin g no. 1- Wing I	1LG+Gr+1st to 5th Podium +Amenity+5 4 flrs	223. 86	Sale Buildi ng no. 1- Wing I	1LG+Gr +1st to 5th Podium +Amenit y+54 flrs	223. 86	Building complet ed and occupie d
		Sale Buildin g 1- Wing J	1LG+Gr+1st to 5th Podium +Amenity+5 4 flrs	206. 65	Sale Buildi ng 1- Wing J	1LG+Gr +1st to 5th Podium +Amenit y+54 flrs	206. 65	
		Sale Buildin g no. 1- Wing K	1LG+Gr+1st to 5th Podium +Amenity+4 9 flrs	190. 65	Sale Buildi ng no. 1- Wing K	1LG+Gr+ 1st to 5th Podium +Amenity +49 flrs.	190. 65	
		Sale Buildin g no. 1	4LG+Gr+1st to 5th Podium	171. 45	Sale Buildi ng no.	4LG+Gr+ 1st to 5th Podium	171. 45	

		- wing L	+Amenity+43 flrs		1- Wing L	+Amenity +43 flrs.		
		Sale Buildin g no. 1 - wing M	4LG+Gr+1st to 5th Podium +Amenity+41 flrs	165. 05	Sale Buildi ng no. 1 - wing M	4LG+Gr+ 1st to 5th Podium +Amenity +41 flrs	165. 05	
		Sale Buildin g no. 1 -Wing N	1LG+Gr+1st to 5th Podium +Amenity+47 flrs	184. 25	Sale Buildi ng no. 1 - Wing N	1LG+Gr+ 1st to 5th Podium +Amenity +47 flrs	184. 25	
		Sale Buildin g no. 2	Gr. + 20 (pt). Floors	62.2 9	Sale Buildi ng no. 2	Gr. + 20 (pt). Floors	62.2 9	Building complete d and occupied
		Sale Bldg No.3 (Now known as Sale Building 4)	Wing A & B: 2 Basements +Lower Ground +Ground floor +9Podium + Stilt Floor + 1st to 62nd floor.	231. 20	Sale Buildi ng 4	Tower (Wing A & B): B1 + Gr. + 11 Podium + Stilt + 50th Floor	205. 70	Due to change in the planning No of floors reduced and nomenc lature changed from Sale Bldg. No. 3 to

								Sale Bldg. No. 4
		Newly Prop. Sale bldg no 3	This bldg. was not there in this EC	-	Sale Building 3	Basement for services + Ground + 6 Podiums + Amenity + 1st to 22nd floor including Refuge flrs.	99.55	Rehab Bldg. 4 deleted & now proposed Sale Bldg. No 3 in this place
		Composite bldg no.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Composite bldg no.1 - Rehab	Wing A,B,C - Gr+23 Floors	69.85	Building completed and occupied
		Composite bldg no.1 - Sale	Wing A & B - Part Basement+Gr +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th Flr	111	Composite bldg no.1 - Sale	Wing A & B - Part Basement +Gr +1st to 4th Podium +5th Amenity + 1st to 17th Flr + 18th Amenity + 19th to 27th flrs.	111	Building completed and occupied
		Composite Bldg no	Wing A & B: B+Gr+2 Flrs	21.47	Composite Bldg	Wing A & B:	21.47	Building complete

		2 (Rehab & Sale)			no 2 (Rehab & Sale)	B+Gr+2 Flrs		d and occupied
		Composite Bldg no 2 (School Bldg)	Wing C: Gr. + 3 Flrs	18.95	Composite Bldg no 2 (School Bldg)	Wing C: Gr. + 3 Flrs	18.95	
		School (Reservation of MAP)	G + 5 Flrs	26.45		Deleted	-	School included in Rehab Building 4.
		Sale Building 5	-	-	Sale Building 5	Basement + Ground + 7 Floors	31.50	New Sale building proposed
		Sale Building 6	-	-	Sale Building 6	B + Gr. + 20 Floors	69.60	New Sale building proposed
		Temporary Transit Building	Gr+7 upper Floor			-	-	Building Deleted
8	Tenements (nos.)	Rehab: 5993 nos.	Rehab: 5128 nos.	Due to change in tenant eligibility, Rehab units decreased.				
		Sale: 3104 nos.	Sale: 3034 nos.	Due to change in planning sale unit decreased				
9	Population (Nos.)	46955 Nos	45109 Nos.	Decreased				

10	Total Water Requirement (KLD)	Domestic: 4008 KLD Flushing: 2040 KLD Gardening: 87 KLD	Domestic: 3670 KLD Flushing: 1908 KLD Gardening: 62 KLD	Decrease due to decrease in occupancy
11	Waste Water Generation (KLD) & STP Capacity	Waste Water Generation: 5246 KLD STP Capacity: 5610 KLD	Waste Water Generation: 4844 KLD STP Capacity: 5500 KLD	Sewage generation reduced
12	Total Solid Waste Generation (kg/day)	23083	21553	Decreased
13	Parking (nos.)	4851 nos.	6027 nos.	As per requirement
14	R. G. Area (m ²)	Layout R.G. on ground: 9659.16 sq.m. D.P. R.G.: 8816.34 sq.m. R.G. on Podium: 3107.12 sq.m.	Layout R.G. on ground: 8241.96 sq.m. D.P. R.G.: 8816.34 sq.m. R.G. on Podium: 1512.72 sq.m.	Meeting requirements

15	Rainwater Harvesting	1855 KLD	2026 KLD	Increasing
16	Connected Load (kW)	101679	105888	Increasing
17	Demand Load (kW)	42139	39047	Decreased
18	D.G. sets	3 Nos 1250 KVA +2 Nos 990 KVA+1 No 1010 KVA+1 No 750 KVA+1 No 500 KVA + 1 No 900 KVA+1 No 250 KVA + 1No 425 KVA	1 X 500 kVA, 1 X 1250 kVA, 1 X 630 kVA, 1 X 1010 kVA, 1 X 425 kVA, 1 X 380 kVA, 3 X 750 kVA	As per requirement
19	Project Cost	2223 Cr	Rs. 2927.88 Cr.	Increase in project cost due to change in planning

3. PP had obtained earlier ECs vide letter on 04.12.2010 (97226.45 sq.m.), 25.04.2014 (432938.13 sq.m.), 13.10.2015 (432938.13 sq.m.), 03.12.2016 (816020.29 sq.m.), 23.11.2017 (840528.16 sq.m.), 14.02.2019 (941746.21 sq.m.), 07.11.2019 (1211349.04 sq.m.) Proposal has been considered by SEIAA in its 307th (Day-1) meeting held on 7th September, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:**SEAC Conditions-**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain revised (i) CFO NOC for Sale Building 4, Rehab Building 4, Sale Building 5 & 6, (ii) Water Supply NOC, (iii) SWD NOC, (iv) SWM NOC, (v) HRC NOC. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
4. PP to ensure that; the requirements of Bio Medical Waste Management Rules, 2016 amended from time to time are followed.
5. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 6290.61m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is not including for Rehab building no.4 as PP has not obtained CFO NOC.
3. This EC is restricted height for Sale building no. 04 up to 120m as PP has not obtained HRC NOC.
4. In view of the fact that the building height is exceeding 90m as per UDCPR regulation incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
5. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
8. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
9. SEIAA decided to grant EC for-FSI 4,95,008.00m², Non FSI 6,79,057.78m², total BUA 11,74,065.78m². (Plan approval No. SRA/ENG/1678/ML&PL/LOI, dated 14.08.2025) (FSI restricted as per approval and non FSI as per appraisal)

General Conditions:**a) Construction Phase: -**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering

recyclable material.

- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and

common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

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

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

ENCLOSURE – II
NEWSPAPER
ADVERTISEMENT COPY

ENCLOSURE -III
CONSENT TO ESTABLISH
COPY

MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd
and 4th floor, Opp. Cine
Planet Cinema, Near Sion
Circle, Sion (E),
Mumbai-400022

Infrastructure/RED/M.S.I

No:- Format1.0/CAC-CELL/UAN No.0000170937/CE/2412002357

Date: 31/12/2024

To,

M/s Omkar Realtors & Developers Pvt. Ltd.,
expansion of Slum Rehabilitation Scheme at Plot
bearing C.S. No. 426, 427(pt), 431, 1/431, 432(pt.),
1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649
(pt), 650 (pt), 651(pt), 654, 655(pt), 657(pt) 658(pt),
659(pt), 854, 869, 870, 871 of Parel Sewri division &
CS No. 155(pt), 174(pt), 176(pt), 1/177 ,185(pt), 1038,
1039 of Dadar Naigaon division., F/South ward of
MCGM, Parel- Sewree & Dadar - Naigaon, Mumbai



Sub: Revalidation of Consent to Establish with Expansion for SRA Constrcution Project under Red Category

- Ref:
1. Consent to Establish granted vide No Format1.0/BO/CAC-Cell/UAN No 0000033753/E(Amend)/5th CAC-1903001288 dtd 25.03.2019
 2. Renewal of Consent to Operate (Part-I) for Rehab building vide No - Format1.0/CAC-CELL/UAN No.0000098348/CO/2204000715 dtd 12.04.2022
 3. Minutes of 15th Consent Appraisal Committee Meeting of 2023-24 held on 24.11.2023

Your application NO. MPCB-CONSENT-0000170937

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

1. **The Revalidation of Consent to establish with Expansion is granted for period up to Commissioning of the project or 16.05.2026 whichever is earlier**
2. **The capital investment of the project is Rs.885 Cr. (As per undertaking submitted by pp).**
3. **The Revalidation of Consent to Establish with expansion is valid for SRA Scheme Construction project named as Omkar Realtors & Developers Pvt. Ltd., expansion of Slum Rehabilitation Scheme at Plot bearing C.S. No. 426, 427(pt), 431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649 (pt), 650 (pt), 651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854, 869, 870, 871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt), 1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division., F/South ward of MCGM, Parel- Sewree & Dadar - Naigaon, Mumbai on Total Plot Area of 107988.64 SqMtrs for total construction BUA of 467120.17 [Rehab Bldg. 3 (Wing A to G), Rehab Bldg. 4, Rehab Bldg. 5, Sale Bldg] out ot total construction BUA of 1211349.04 SqMtr as per EC granted dated 07.11.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 23.11.2017	106891.55	840528.16
2	Consent to Establish dtd 25.03.2019	106891.55	840528.16
3	Environmental clearance dtd 07.11.2019	107988.64	1211349.04
4	Renewal of Consent to Operate(part-I) dtd 12.04.2022	83009.19	216367.02

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	2065	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	D.G.Sets-1250 kVA X 3 Nos	03	As per Schedule -II
S-4,S-5	D.G.Set-990 kVA X 2 Nos.	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable Waste	7241 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Non Biodegradable Waste	4826 Kg/Day	Segregation	To Local Body/Authorized Vendor
3	STP Sludge	206 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

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

9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
13. 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.
14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000002067 dtd 07.11.2019 for construction project having total plot area of 107988.64 Sqm and total construction BUA of 1211349.04 Sqm.
17. PP shall submit Bank Guarantee of 25 Lakhs and 12 % interest within 15 days, else this consent will be treated as cancelled.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



Generated by PrintTech
0ffec551
d8b164cc
d57913d2
c59eaf77
e9a1b6a1
548fdf95
3b87d967
1a640f1d

Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-12-31 20:31:32 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1770000.00	MPCB-DR-19412	31/05/2023	NEFT
2	7274466.00	MPCB-DR-30724	11/12/2024	NEFT

PP has paid Rs 7274466 as penal fees

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **2920 CMD for treatment of domestic effluent of 2065 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2065.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	Flushing - 1045

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-3	D.G.Sets-1250 kVA X 3 Nos	Acoustic Enclosure	30.00	Diesel/HSD 185 Ltr/Hr	1	SO ₂	88.8 Kg/Day
S-4,S-5	D.G.Set-990 kVA X 2 Nos.	Acoustic Enclosure	30.00	Diesel/HSD 147 Ltr/Hr	-	SO ₂	70.56 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E(Revalidation)	Rs 25 Lakhs	15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.



ENCLOSURE –IV

ACKNOWLEDGMENT COPIES
OF EARLIER SUBMISSION

Ashish Waghambare

From: Ashish Waghambare
Sent: 28 January 2026 16:07
To: ecompliance-mh@gov.in
Cc: Anshuman Gore
Subject: Six Monthly Compliance Report – December 2025 - M/s. Alperton Developers and Contractors Pvt Ltd
Attachments: Six Monthly Compliance Report-Dec 2025-M S ADCPL.pdf

Respected Sir,

Please find attached the Six-Monthly Environmental Clearance Compliance Report for proposed Slum Rehabilitation Scheme located on Plot bearing CS Nos. 426, 427 (part), 431, 1/431, 432 (part), 1/437, 437 (part), 440 (part), 645 (part), 646 (part), 648 (part), 649 (part), 650 (part), 651 (part), 654, 655 (part), 657 (part), 658 (part), 659 (part), 854, 869, 870, and 871 of the Parel-Sewri Division, and CS Nos. 155 (part), 174 (part), 176 (part), 1/177, 185 (part), 1038, and 1039 of the Dadar-Naigaon Division, within the F/South Ward of MCGM, Mumbai, Maharashtra by M/s. Alperton Developers and Contractors Pvt Ltd under Environment Clearance File No. SIA/MH/INFRA2/544474/2025 dated 18/11/2025.

This report provides an update on the compliance with the environmental conditions set forth by the Environmental Clearance and outlines the measures taken during the reporting period to ensure adherence to all prescribed environmental norms and guidelines, along with the necessary annexures for the period of December 2025.

Thank You

On and Behalf of M/s. Alperton Developers and Contractors Pvt Ltd

ENCLOSURE –V
ENVIRONMENTAL
MONITORING TEST REPORT

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2026-27/06/1223		Report Date	17.06.2026
Sample ID: -	GESEC/PRO/AAQM/2026-27/06/1223			
Name & Address of the Customer	M/s. Alpertone Developers and Contractors Pvt. Ltd. Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS No. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649(pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM,			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Main Gate		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.30 am	06.30 pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	35.5	Wet Bulb Temperature °C	25.0	
Dry Bulb Temperature °C	35.5	Relative Humidity % RH	43.4	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
11.06.2026	12.06.2026	12.06.2026	17.06.2026	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	23.96
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	27.41
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	63.24
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	24.09
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	9.99
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤400	11.42
Note: - ➤ All above results are within National Ambient Air Quality standards.				
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

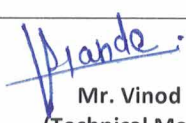
END OF REPORT

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2026-27/06/1224		Report Date	17.06.2026
Sample ID: -	GESEC/PRO/AAQM/2026-27/06/1224			
Name & Address of the Customer	M/s. Alperton Developers and Contractors Pvt. Ltd. Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS No. 426, 427(pt), 431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649(pt), 650 (pt), 651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854, 869, 870, 871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt), 1/177, 185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM,			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Construction site		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.45 am	06.45 pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	35.5	Wet Bulb Temperature °C	25.0	
Dry Bulb Temperature °C	35.5	Relative Humidity % RH	43.4	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
11.06.2026	12.06.2026	12.06.2026	17.06.2026	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 01	µg/m ³	≤ 80	26.32
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 07	µg/m ³	≤ 80	29.41
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I, 36/2012-13, Page no. 11	µg/m ³	≤ 100	65.71
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I, 36/2012-13, Page no. 15	µg/m ³	≤ 60	23.30
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I, 36/2012-13, Page no. 31	µg/m ³	≤ 180	10.23
Ammonia (NH ₃)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 35	µg/m ³	≤ 400	11.98
Note: - ➤ All above results are within National Ambient Air Quality standards.				
 GREEN ENVIROSAFE PUNE Engineers & Consultant Pvt. Ltd. <i>V. Hande</i> Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

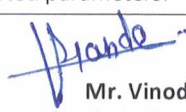
END OF REPORT

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2026-27/06/1225		Report Date	17.06.2026
Sample ID: -	GESEC/PRO/ANLM/2026-27/06/1225			
Name & Address of the Customer	M/s. Alpertor Developers and Contractors Pvt. Ltd. Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS No. 426, 427(pt), 431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649(pt), 650 (pt), 651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854, 869, 870, 871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt), 1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM,			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	GESEC			
Date of Sampling	Sample Receipt Date	Analysis Start Date		Analysis End Date
11.06.2026	11.06.2026	11.06.2026		11.06.2026
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB(A)	53.6	44.9	55/45 dB(A)
Near Construction Site	dB(A)	52.1	42.6	
Near Project Middel Side	dB(A)	54.3	41.7	
Near DG Set Area	dB(A)	51.3	40.3	
Note: ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB(A)				
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

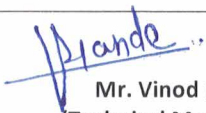
END OF REPORT

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No - GESEC/PRO/DW/2026-27/06/1226		Report Date		17.06.2026
Sample ID - GESEC/PRO/DW/2026-27/06/1226		Sample Details		Drinking Water
Name & Address of the Customer - M/s. Alpertron Developers and Contractors Pvt. Ltd. Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS No. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649(pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM,		Type of Sample		Drinking Water
		Volume Of Sample		2 Lit plastics Can + 250ml Sterile Bottle
		Sample Status		Sealed
		Sample Collected By		GESEC
		Date of Sample Collection		11.06.2026
		Date of Sample received in lab		12.06.2026
		Analysis start Date		12.06.2026
		Analysis End Date		17.06.2026
WATER ANALYSIS REPORT				
Parameter	Result	Requirement Acceptable Limit	Unit	Standard Method
Organoleptic and Physical Parameters				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B,24 th Edition:2023
Total Dissolved Solids	138.20	Max 500	mg/l	APHA 2540 C,24 th Edition:2023
Color	<5.0	Max 5	Hazen	APHA 2120 B,24 th Edition:2023
pH	6.99	6.5 to 8.5	--	APHA 4500 H+,B, 24 th Edition:2023
General Parameters Concerning Substances Undesirable in Excessive Amounts				
Total Hardness	61.04	Max 200	mg/l	APHA 2340 C,24 th Edition:2023
Total Alkalinity	50.80	Max 200	mg/l	APHA 2320 B,24 th Edition:2023
Sulphate	6.09	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Residual Chlorine	0.25	Min 0.2	mg/l	EPA 334.0.
Chloride	14.20	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	10.74	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	7.66	Max 30	mg/l	IS 3025 (Part 46):2023
Iron as Fe	<0.1	Max 0.3	mg/l	EPA 200.7
Bacteriological Quality of Drinking Water				
Total Coliform	Absent	Absent	Per 100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	Absent	Per 100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
Note: - ➤ The above water sample is Comply with required limit as per IS 10500:2012 (Reaff 2023) for tested parameters.				
 GREEN ENVIROSAFE PUNE Engineers & Consultant Pvt. Ltd.  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

END OF REPORT

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: GESEC/PRO/SL/2026-27/06/1226			Date of Report	17.06.2026
Sample ID: GESEC/PRO/SL/2026-27/06/1226			Date of Sampling	11.06.2026
Name & Address of the Customer - M/s. Alperon Developers and Contractors Pvt. Ltd. Proposed Amendment/Expansion of Slum Rehabilitation Scheme at plot bearing CS No. 426, 427(pt),431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645(pt), 646(pt), 648(pt) 649(pt), 650 (pt),651(pt), 654, 655(pt), 657(pt) 658(pt), 659(pt), 854,869,870,871 of Parel Sewri division & CS No. 155(pt), 174(pt), 176(pt),1/177 ,185(pt), 1038, 1039 of Dadar Naigaon division, F/South ward of MCGM,			Start Date of Analysis	12.06.2026
			End Date of Analysis	17.06.2026
			Sample Details	Soil
			Nature of sample	solid
Sample Collected By			GESEC	
Parameter	Result	Unit	Standard Method	
pH	6.63	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011	
Electrical Conductivity	217.1	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013	
Available Nitrogen	5.60	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013	
Available Phosphorus	132.90	kg/ha	ICARDA-Methods of soil, Plant and water analysis, Page No. 150-151:2013	
Available Potassium	80.02	kg/ha	Food and agriculture organization Sec III,8-1,Page no115	
Sodium adsorption ratio	1.78	mmolc/l	Food and agriculture organization of the united nation Page no14:2016	
Total Nitrogen	0.033	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013	
Exchangeable calcium	9.32	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013	
Exchangeable Magnesium	5.47	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013	
Sulphate	1.06	mg/kg	ICARDA Method of Soil, Plant, and water analysis: Page No. 120-121:2001	
Total Zinc as Zn	54.19	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Total Copper as Cu	10.07	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Lead as Pb	7.52	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Cadmium	44.03	mg/kg	USEPA-3050B,Rev 2 December (1996)	
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

END OF REPORT