

## Consent

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**From:** Consent  
**Sent:** Friday, February 23, 2024 12:30 PM  
**To:** 'sromumbai4@mpcb.gov.in'  
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for the Residential cum Commercial project "Atmosphere" on plot bearing of village Nahur, Mumbai. by M/s. Atmosphere Realty Pvt. Ltd.  
**Attachments:** PMR-Atmosphere\_Man\_Chandak\_Apr,23-Sep,23\_.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for the Residential cum Commercial project "Atmosphere" on plot bearing CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai.

Reference: Clearance letter no. SIA/MH/INFRA2/416285/2023 dtd. 26.05.2023.  
Clearance letter no. SIA/MH/MIS/68430/2018 dtd. 10.08.2022;  
Clearance letter no. SEIAA-EC-0000002339 dtd. 24.02.2020;  
Clearance letter no. SEIAA-EC-0000000192 dtd. 12.03.2018.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,  
Yours truly,  
M/s. Atmosphere Realty Pvt. Ltd.

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



Thanks & Regards

Dwirukti Poddar

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.

Borivali(E), Mumbai-400066

Mobile No: 9322086202

Tel No: 91-22 2854 1647/48/49/67/68

Email: [consent@eaepl.com](mailto:consent@eaepl.com) / [d.poddar@eaepl.com](mailto:d.poddar@eaepl.com)

“File this email in an email folder and save a tree.”

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**To:** eccompliance-mh@gov.in  
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**Attachments:** PMR-Atmosphere\_Man\_Chandak\_Apr,23-Sep,23\_.pdf

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

Subject: **Submission of Half Yearly Post Monitoring Report for the period of April, 2023 – September, 2023 for the Residential cum Commercial project "Atmosphere" on plot bearing CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai.**

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2. Environment Department, Mantralaya, Mumbai.



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Mobile No: 9322086202

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Email: [consent@eaepl.com](mailto:consent@eaepl.com) / [d.poddar@eaepl.com](mailto:d.poddar@eaepl.com)

“File this email in an email folder and save a tree.”

Date: 29<sup>th</sup> January 2024

To,  
The Director,  
Ministry of Environment, Forest & Climate Change,  
Regional Office, West Central Zone,  
New Secretarial Building, East wing, Civil Lane,  
Near Old VCA stadium,  
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Yours truly,  
M/s. Atmosphere Realty Pvt. Ltd.

Authorized Signatory

- C.C TO –
1. M.S., MPCB, Mumbai.
  2. Environment Department, Mantralaya, Mumbai.

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai – 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

Site Address: Atmosphere O2, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.

Sales Office: T: +91 22 25628409, +91 22 42463999 F: +91 22 25260589 E: atmosphere@thewadhwaingroup.com



MahaRERA Reg. No. P51800019950, P51800033845 | Website: <http://maharera.mahaonline.gov.in>



IN ASSOCIATION WITH



CHANDAK  
SINCE 1986

PROMISES MADE. PROMISES KEPT.

Date: 29<sup>th</sup> January 2024

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

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

Reference: Clearance letter no. SIA/MH/INFRA2/416285/2023 dtd. 26.05.2023;  
Clearance letter no. SIA/MH/MIS/68430/2018 dtd. 10.08.2022;  
Clearance letter no. SEIAA-EC-0000002339 dtd. 24.02.2020.  
Clearance letter no. SEIAA-EC-0000000192 dtd. 12.03.2018.

Dear Sir,

This is with reference to the above subject, our Residential cum Commercial project "Atmosphere" on plot bearing CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai.

The present project status at site is as follows:

Wings	Floors	Status
Tower D	2B+St+1 <sup>st</sup> to 4 <sup>th</sup> PO+5 <sup>th</sup> to 47 <sup>th</sup> floor	OC Received
Tower E	2B+St+1 <sup>st</sup> to 4 <sup>th</sup> PO+5 <sup>th</sup> to 47 <sup>th</sup> floor	OC Received
Tower F	2B+St+1 <sup>st</sup> to 4 <sup>th</sup> PO+5 <sup>th</sup> to 47 <sup>th</sup> floor	Finishing work is in progress
Tower G	2B+St+1 <sup>st</sup> to 4 <sup>th</sup> PO+5 <sup>th</sup> to 32 <sup>nd</sup> floor	3 <sup>rd</sup> floor level slab in progress
Commercial Building	2B+Gr+1 <sup>st</sup> to 18 <sup>th</sup> Floor	Façade and Services work is in progress

Thanking you,

Yours truly,  
M/S. Atmosphere Realty Pvt. Ltd.

Authorized Signatory

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SINCE 1986  
PROMISES MADE. PROMISES KEPT.

# **DATA SHEET**

Developer

**M/S. ATMOSPHERE REALTY P. LTD.**  
At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of  
village Nahur, Mumbai.

## MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

### Monitoring Report

#### PART - I

#### DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Residential Project
2.	Name of the project	ATMOSPHERE
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> <li>• EC File no. SIA/MH/INFRA2/416285/2023 dated 26.05.2023</li> <li>• EC File no. SIA/MH/MIS/68430/2018 dated 10.08.2022</li> <li>• EC File no. SEIAA-EC-0000002339 Dtd. 24.01.2020.</li> <li>• Older EC File no. SEIAA-EC-0000000192 Dtd 12.03.2018.</li> </ul>
4.	Location	At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Pragnesh Mehta (General Manager) M/s. Atmosphere Realty Pvt. Ltd. C.T.S. No. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village Nahur, Mulund (W),



		Mumbai. Tel: 9821607812
b.	Address of Executive Project Engineer /Manager (with pin c ode / fax number)	Mr. Avinash Lad (Vice President) M/s. Atmosphere Realty Pvt. Ltd. 808, 8th Floor, Krushal Complex, G. M. Road, Chembur (W), Mumbai-400 051 Tel: 022 -6730 8400 Fax: 022-6730 8401
6.	Salient features	
a.	of the project	<p>Residential project</p> <ul style="list-style-type: none"> <li>• Total Plot Area: 55,509.50 sq.m</li> <li>• FSI Area: 1,64,518.18 sq.m.</li> <li>• Non FSI Area: 1,75,587.47 sq.m.</li> <li>• Total Construction Area: 3,40,105.65 sq.m.</li> </ul> <p><b>Building I - Wing A, B, C with Club House, Amenity Building</b> 2B + St + 1st Podium + 2nd to 4th (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21st &amp; 22nd Floor and G + 2nd (Pt.) Amenity block with Club - house on podium top</p> <p><b>Building II – Wing D, E, F -</b> 2B+.St+1<sup>st</sup> (pt) to 4<sup>th</sup> (pt)+ 5<sup>th</sup> to 47<sup>th</sup> Upper floors with parking bldg having 2B +St + 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Podium + 4<sup>th</sup> Podium for recreational ground having G + 2<sup>nd</sup> (pt) Fitness Centre.</p> <p><b>Wing G –</b> 2B+St+ 1<sup>st</sup> (pt)to 4<sup>th</sup> (pt)+ 5<sup>th</sup> to 43<sup>rd</sup> (pt) Upper floors with parking bldg having 2B+St + 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Podium + 4<sup>th</sup> Podium for recreational ground having G + 2<sup>nd</sup> (pt) Fitness Centre</p> <p><b>Commercial Block –</b> 2B + Gr. + 1st to 18th floor</p>
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>4 Nos. of Sewage Treatment Plants each with total capacity of 1385 KLD for Building -1, capacity 400 KLD for Building -2: 615 KLD and one of 305 KLD capacity And for commercial tower 65 KLD will be provided for treating the wastewater with MBBR technology.</p> <p>Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be</p>

		<p>disposed to MCGM sewer line.</p> <p>2. <u>Water Management:</u></p> <p>Total 8 no. of RWH Tanks are of capacity i.e. 436 cum (Considering Two Days Holding Capacity)</p> <p>Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <p>Bio-degradable waste will be treated in OWC &amp; Dry waste will be handed over to Local recyclers for recycling &amp; dried sludge from STP will be used as manure.</p> <p>4. <u>Solar energy</u> will be used for streets and landscape lighting.</p>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> <li>• Total Plot Area: 55,509.50 sq.m</li> <li>• FSI Area: 1,64,518.18 sq.m.</li> <li>• Non FSI Area: 1,75,587.47 sq.m.</li> <li>• Total Construction Area: 3,40,105.65 sq.m.</li> </ul>
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 2000 Crores

b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost – Rs. 2140 lakhs O & M Cost – Rs. 155 lakhs														
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---														
d.	Whether (c) includes the cost of environmental management as shown in the above	---														
e.	Actual expenditure incurred on the project so far	Rs. <u>444.30Crores</u>														
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Expenses till date (In Rs.)</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>47,00,000/-</td> </tr> <tr> <td>RWH</td> <td></td> </tr> <tr> <td>Solar Panel</td> <td>61,50,000</td> </tr> <tr> <td>OWC</td> <td>13,25,000</td> </tr> <tr> <td>Landscaping</td> <td>13,28,284/-</td> </tr> <tr> <td>Energy conservation</td> <td>1,19,40,000/-</td> </tr> </tbody> </table>	Particulars	Expenses till date (In Rs.)	STP	47,00,000/-	RWH		Solar Panel	61,50,000	OWC	13,25,000	Landscaping	13,28,284/-	Energy conservation	1,19,40,000/-
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Solar Panel	61,50,000															
OWC	13,25,000															
Landscaping	13,28,284/-															
Energy conservation	1,19,40,000/-															
10.	Forest land required															
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.														
b.	The status of clearing and felling	R.G. Area Provided: 12,730.98 sq.m  A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.														
c.	The status of compensatory afforestation, if any	---														
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.														
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with	N.A.														

	quantitative information	
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	March, 2015
b.	Date of completion (Actual and/ of planned)	31.04.2025
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	08.04.2018 & 01.02.2022
b.	Date of site visit for this monitoring report	21.04.2023; 21.08.2023
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> <li>• EC File no. SIA/MH/INFRA2/416285/2023 dated 26.05.2023</li> <li>• EC File no. SIA/MH/MIS/68430/2018 dated 10.08.2022</li> <li>• EC File no. SEIAA-EC-0000002339 Dtd. 24.01.2020.</li> <li>• Older EC File no. SEIAA-EC-0000000192 Dtd 12.03.2018.</li> </ul> <p>M/s. Atmosphere Realty Pvt. Ltd. 808, 8th Floor, Krushal Complex, G. M. Road, Chembur (W), Mumbai-400 051 Tel: 022 -6730 8400 Fax: 022-6730 8401</p>

# **COMPLIANCE REPORT**

Developer

**M/S. ATMOSPHERE REALTY P. LTD.**  
At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of  
village Nahur, Mumbai.

# COMPLIANCE REPORT

## TERMS & CONDITIONS

### SEAC Specific Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP proposed plan has been approved by Municipal Corporation of Greater Mumbai. The concession approval have been received vide letter No. CHE/ES/1321/T/337(NEW)/337/10/Amend dated 24 Aug 2022 from the concern planning authority for FSI area 1,64,518.18 sq.m & total construction area of 3,40,105.65 sq.m Copy enclosed as Annexure I.
2.	PP to obtain following NOCs & remarks as per amended planning: a) Water supply; b) Sewer connection; c) SWD NOC; d) Tree NOC; e) HRS NOC for wing G f) Nalla remarks g) HTL NOC	Noted. PP have received all mentioned NOC's, which is attached herewith in the next slides. We are in process of application for HRC NOC of wing G.  Copy enclosed as Annexure II.
3.	PP to submit certified six monthly compliance report of earlier EC from Regional office, MOEF&CC, Nagpur	PP have made an application to RO MOEF&CC Nagpur for site visit. The site visit is by RO was done for the project on 1.2.2023, certified compliance report from IRO received dated 13.4.2023.
4.	PP to submit details of mitigation measures to be undertaken for air & noise pollution to existing residents during construction.	PP has Following mitigation measures to be undertaken for air & noise pollution to existing residents during construction.
5.	PP to provide two row plantation as noise barriers towards the boundary of the plot having railway.	PP will provide two row plantation as noise barriers towards the boundary of the plot having railway. Layout showing the planation with 2 m wide strip towards the railway side
6.	PP to redesign STP of proposed for wing G as undersized tanks are proposed, PP to submit revise layout of STP with area provided, 40% open to sky area & tank size details, PP to	PP has For wing G the sewage generation is 276 KLD & the STP proposed is of capacity 305 KLD which is more than 10% of actual sewage generation. Total STP area provided is 239 sq.m

	provide oil & grease trap in STP provide for commercial building	and open to sky area provided is 104 sq.m (i.e 44% of total STP area). The standard retention time for collection and MBBR tank is 6 to 8 hrs. & we have designed considering 9 hrs retention time for Collection tank & 12 hrs for MBBR which is not undersize at actual. Tank size details along with layout plan for the same has been provided.  Oil & grease trap in STP for commercial building is provided,
7.	PP to reduce discharge of treated water up to 35%, PP to submit NOC from MCGM regarding use of excess treated water to playground proposed within the project site	PP Stated that, The Total water requirement of the project will be 1516 KLD. Treated water generated will be 1165 KLD. After usage of treated water in Flushing (482 KLD) and Landscaping (90 KLD), excess treated water 593 KLD will be remaining,. We are utilizing the excess treated water for road medians for a stretch of 1.7 km along LBS marg (17KLD) and 1 km of Eastern Express highway (10 KLD). By doing this we are able to dispose 37% of excess treated water into the municipal drain. We will also explore more ways to reutilize the excess treated water in the future.
8.	PP to lift UGTs of Wing G such that top of the UGTs area flush to the ground level & accordingly submit cross section of UGTs	PP Stated that, As we have proposed stack parking at Stilt Level in Wing G, the UGTs are not proposed flush to the Ground Level. As such we have proposed UG Tanks below Ground by keeping 1.5.m clear distance for service purpose. Layout showing the cross section of the UGT
9.	PP to submit detail plan for dust suppression in construction phase & include the cost of the same in EMP of construction phase	PP has Following mitigation measures to be undertaken for air & noise pollution to existing residents during construction.
10.	PP to provide basement ventilation and air cleaning system & include cost of basement ventilation and air cleaning system in the EMP and submit revised EMP of operation phase.	PP has provided basement ventilation and air cleaning system & included the cost of basement ventilation and air cleaning system in the EMP of operation phase.
<b><u>SEIAA Specific Conditions -</u></b>		
1.	This EC is restricted up to 120 m height as PP has not obtained HRC NOC.	Condition is noted.
2.	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.	
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted.
5.	SEIAA after deliberation decided to grant EC for - FSI-1,64,518.18 m2, Non FSI- 1,75,587.47 m2, Total BUA-3,40,105.65 m2. (Plan approval No- CHE/ES/1321/T/337 (NEW)/ 337 I IO I Amend, dated 24.08.2022)	Yes, we received the EC for FSI-1,64,518.18 m2, Non FSI- 1,75,587.47 m2, Total BUA-3,40,105.65 m2.

#### General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal



	during the construction phase should be ensured.	solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of	Condition noted.

	Environment Clearance.	
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> <li>1. Use of well-maintained equipment fitted with silencers.</li> <li>2. Noise shields near the heavy construction operations are provided.</li> <li>3. Construction activities are limited to daytime hours only.</li> </ol> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution	<p>D.G. sets will be provided as back up for Residential buildings.</p> <p>4 X 750 kVA, 1 X 500 kVA capacities shall be provided for Residential buildings. DG will be provided with silencer &amp; acoustic enclosures. The stacks shall be provided as per MPCB norms.</p>

	Control Board.	
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
<b>General Conditions operation phase:-</b>		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	4 Nos. of Sewage Treatment Plants each with total capacity of 1385 KLD for Building -1, capacity 400 KLD for Building -2: 615 KLD and one of 305 KLD capacity And for commercial tower 65 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.

5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> <li>• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”.</li> <li>• Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</li> <li>• Width of all internal roads (m): Minimum 9.00 m. wide road.</li> <li>• Parking Details: <ul style="list-style-type: none"> <li>➤ Four-Wheeler Parking- 2878 No's</li> <li>➤ Two-Wheeler Parking- 166 No's</li> </ul> </li> </ul>
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> <li>• R.G. Area Provided: 12,730.98 sq.m</li> <li>• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.</li> </ul>
9.	A separate environment management cell with qualified staff shall be set up for	Separate environment management cell with qualified staff is formed and implementing the

	implantation of the stipulated environmental safeguards.	same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost: Rs. 2140 lakhs O & M Cost: Rs. 155 lakhs/ yr
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	The advertisement is published in two local newspapers. One of which is 'The Free Press Journal', Navi Mumbai dated 04.02.2023 & the other one is given in 'Navshakti' Dated 04.02.2023 respectively. Also, the advertisement is displayed on our company's website.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters,	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
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**General EC Conditions: -**

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	<ul style="list-style-type: none"> <li>• Revalidation of Consent to Establish is received from MPCB. Consent No. Format 1.0/BO/CAC-cell/UAN no. 0000060138/CE/10<sup>th</sup> CAC-1903000718 dtd. 13.03.2019. Copy attached.</li> <li>• Consent to Operate is received from MPCB. Consent No. Format 1.0/BO/CAC-cell/UAN No. 0000059392/CO(Part-I)/10<sup>th</sup> CAC-1903001289 dtd. 25.03.2019. Copy attached.</li> </ul>
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.

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

	Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	same.
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# **ENERGY CONSERVATION MEASURES**

Developer

**M/S. ATMOSPHERE REALTY P. LTD.**  
At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of  
village Nahur, Mumbai.

## **ENERGY CONSERVATION MEASURES**

### **SOLAR ENERGY SAVING- BUILDING I (Residential Building)**

Sr. No	Area	Per day unit consumption(kwh)	Saving percentage %	Per day unit consumption with savings (kwh)	Savings in units(kwh)
<b>A</b>	<b>Savings due to lamp</b>				
1.0	Common area lighting	464.60	35.00	301.99	162.61
2.0	Street lighting / landscape lighting	120.00	35.00	78.00	42.00
3.0	Apt lighting app - 0.75 KW - CFL	3,580.50	35.00	2,327.33	1,253.18
<b>B</b>	<b>Savings due to electronic ballast</b>				
1.0	Common area lighting	464.60	18.00	380.97	83.63
2.0	Street lighting / landscape lighting	120.00	18.00	98.40	21.60
3.0	Apt lighting app - 0.75 KW - CFL	3,580.50	18.00	2,936.01	644.49
<b>C</b>	<b>Savings due to use of VFD driven hydro pneumatic plumbing systems and LIFTS @ 25% minimum</b>	5,582.40	25.00	4,186.80	1,395.60
<b>D</b>	<b>Savings due to solar lighting</b>				
	<b>Providing 25% of street lighting on solar</b>				
1.0	Street lighting / landscape lighting	120	100	-	120
1.1	Solar PV panels	123	100	-	123
<b>E</b>	<b>Savings due to capacitors for common area load and club house load - Annexure attached</b>				
	Therefore Average KWH/Day Saving:				3,845.60
	Therefore Average				1,403,645.40

	KWH/Annum Saving:				
<b>THEREFORE AVERAGE ANNUAL ENERGY SAVINGS IN %:</b>					<b>23.23%</b>

**SOLAR ENERGY SAVING- BUILDING II (Residential Building)**

	Area	Per day unit consumption	Saving percentage	Per day unit consumption with savings	Savings in units
<b>A</b>	<b>Savings due to lamp</b>				
1.0	Common area lighting	2,171	35.00	1,411.18	759.87
2.0	Street lighting / landscape lighting	90	35.00	58.50	31.50
<b>B</b>	<b>Savings due to electronic ballast</b>				
1.0	Common area lighting	2,171	18.00	1,780.26	390.79
2.0	Street lighting / landscape lighting	90	18.00	73.80	16.20
<b>C</b>	<b>Savings due to timer / sensor</b>				
	<b>Providing timers for 3 time zones - 4 hours 100% lighting / 4 hours 50% lighting and 4 hours 25% lighting for 12 hour lighting cycle for common / parking and street lighting - hence overall savings shall be 40%</b>				
1.0	Common area lighting	2,171.05	40.00	1,302.63	868.42
<b>D</b>	<b>Savings due to use of VFD driven LIFTS @ 25% minimum</b>	2,322	25.00	1,741.50	580.50
<b>E</b>	<b>Savings due to solar lighting</b>				
	<b>Providing street lighting on solar</b>				
1.0	Street lighting / landscape lighting	90	25	68	23
2.0	Solar PV of 138kw working for 4.5 Hours				621
	Therefore Average KWH/Day Saving:				

					3,290.77
	Therefore Average KWH/Annum Saving:				12,01,132.20
	<b>THEREFORE AVERAGE ANNUAL ENERGY SAVINGS IN %:</b>				<b>25.67%</b>

% of renewable source of energy by solar system	
Total KWH / Day	12,820
Energy saved by renewable source of energy by way of Solar PV	644
Energy saved by renewable source of energy in % compare to total energy saved	5.0

### SOLAR ENERGY SAVING- BUILDING II (Commercial Building)

	Area	Per day unit consumption	Saving percentage	Per day unit consumption with savings	Savings in units	
A	Savings due to lamp					
1.0	Common area Ltg - 2.1A to 2.1C	482.28	18.00	395.47	86.81	
2.0	Compound/St. Ltg. - 2.4A to 2.4C	72.00	18.00	59.04	12.96	
3.0	Offices - Lighting	1,334.51	18.00	1,094.29	240.21	
B	Savings due to electronic ballast			-	-	
1.0	Common area Ltg - 2.1A to 2.1C	482.28	12.00	424.41	57.87	
2.0	Compound/St. Ltg. - 2.4A to 2.4C	72.00	12.00	63.36	8.64	
3.0	Offices - Lighting	1,334.51	12.00	1,174.36	160.14	
C	Savings due to timer / sensor					
1.0	Energy saving by solar panel for Street lighting / landscape lighting ( 50% of lighting on solar )	12.00	25.00	9.00	3	

2.0	Solar PV of 33kw working for 4.5 Hours	for common area			149	
	Therefore Average KWH/Day Saving:				718.14	
	Therefore Average KWH/Annum Saving:				2,62,119.52	
	THEREFORE AVERAGE ANNUAL ENERGY SAVINGS IN %:				24%	
% of renewable source of energy by solar system						
Total KWH / Day						3,015
Energy saved by renewable source of energy by way of Solar PV						152
Energy saved by renewable source of energy in % compare to total energy saved						5

HALF YEARLY POST ENVIRONMENTAL  
MONITORING REPORT

OF

**RESIDENTIAL PROJECT**  
"ATMOSPHERE"

For

**April, 2023 – September, 2023**

Developer

**M/S. ATMOSPHERE REALTY P. LTD.**  
At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of  
village Nahur, Mumbai.

Prepared by

**ENVIRO ANALYSTS & ENGINEERS P. LTD.,**

## Ambient Air Quality Monitoring Report

<b>Report No. - EAEPL/A/04/23/00538</b>		<b>Report Date -29.04.2023</b>	
<b>ULR Number: TC1118923000000263F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference - Work order No.:</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/04/23/00538 (Near Main Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Preservation</b>	Filter papers - Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
<b>Date of Sampling</b>	21.04.2023	<b>Date of Receipt</b>	22.04.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	22.04.2023 to 24.04.2023		
<b>Report for the month</b>	April, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
33.00	58.00	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	84.11	100 µg/m <sup>3</sup>	IS 5182 (Part 23) 2006 Reaffirmed 2017
Particulate Matter (PM <sub>2.5</sub> )	42.49	60 µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
Sulphur Dioxide (SO <sub>2</sub> )	22.16	80 µg/m <sup>3</sup>	IS 5182 Part-2 (2001) Reaffirmed 2017
Nitrogen Dioxide (NO <sub>2</sub> )	24.56	80 µg/m <sup>3</sup>	IS 5182 Part-6 (2006) Reaffirmed 2017

**Remark:** All the measured values are within NAAQS limit.

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.


  
 Authorized Signatory  
 (Netra Pawar)

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

Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

## Water Sample Analysis Report

<b>Report No. - EAEPL/W/04/23/00539</b>		<b>Report Date -29.04.2023</b>	
<b>ULR Number: TC1118923000000264F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference -Work order No.:</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/04/23/00539 (Near Backside of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	21.04.2023	<b>Date of Receipt</b>	22.04.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	22.04.2023 to 29.04.2023		
<b>Report for the month</b>	April, 2023		

**Discipline: Chemical**
**Group: Water**

Parameters	Unit	Results	Method
pH	-	6.80	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	124.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	36.96	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	52.21	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	11.22	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	20.10	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	17.37	IS 3025 (Part 24) Sec 1:2022
Nitrate	mg / l	ND	APHA 4500 NO <sub>3</sub> -B (23 <sup>rd</sup> Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 <sup>rd</sup> Edition)
<b>Heavy Metals</b>			
Iron (Fe)	mg / l	0.08	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

**Note: ND - Not Detected**

-----End-----

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

**Authorized Signatory  
(Shilpa Dhamankar)**

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

Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane



Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

## Water Sample Analysis Report

Report No. - EAEPL/W/04/23/00539		Report Date – 29.04.2023	
ULR Number: TC1118923000000264F			
Name of Customer	M/S. ATMOSPHERE REALTY PVT. LTD.		Reference –Work order No.: PMR/TWG/22-23/28 Dtd. 08.02.2023
Site Address	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/04/23/00539 (Near Backside of Site)	Sample quantity and packing	500ml X 1 No. St. PP Bottle
		Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	21.04.2023	Date of Receipt	22.04.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	22.04.2023 to 24.04.2023		
Report for the month	April, 2023		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
<b>Microbiological Analysis</b>			
Coliforms	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.



Authorized Signatory  
(Shweta Sonawane)

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

## Soil Sample Analysis Report

<b>Report No. - EAEPL/S/04/23/00540</b>		<b>Report Date - 29.04.2023</b>	
<b>ULR Number: TC1118923000000265F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference – Work order No.:</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/04/23/00540 (Near Centreside of Site)	<b>Sample quantity and packing</b>	1000 gm X 1 zip lock bag
		<b>Preservation</b>	Transported & stored in dry area
<b>Date of Sampling</b>	21.04.2023	<b>Date of Receipt</b>	22.04.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03		
<b>Period of Analysis</b>	22.04.2023 to 29.04.2023		
<b>Report for the month</b>	April, 2023		

Discipline: Chemical

Group: Soil &amp; Rock

Parameters	Unit	Results	Methods
pH	-	8.67	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	296.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	11.55	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	27.78	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	756.96	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	2.06	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	113.44	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2197.41	EPA 9080
Magnesium	mg/kg	121.36	EPA 9080
Sulphate	mg/kg	30.29	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.04	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	3112.52	EPA 3050B
Potassium (K)	mg/kg	1022.02	EPA 3050B
<b>Heavy Metals:</b>			
Copper	mg/kg	131.93	EPA 3050B
Iron	mg/kg	64433.71	EPA 3050B
Lead	mg/kg	4.65	EPA 3050B
Zinc	mg/kg	82.69	EPA 3050B

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.


 Authorized Signatory  
(Netra Pawar)

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

## Ambient Noise Level Monitoring Report

<b>Report No. - EAEPL/N/04/23/00541</b>		<b>Report Date -29.04.2023</b>	
<b>ULR Number: TC1118923000000266F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference - Work order</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	No.: PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/04/23/00541	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	21.04.2023	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	April, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

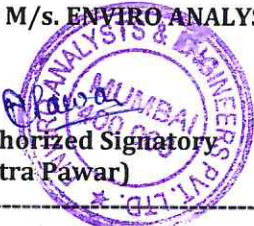
Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main gate of site	dB(A) Leq.	<b>55.8</b>	43.2	55	45
Centre side of site	dB(A) Leq.	53.3	43.8	55	45
Back side of site	dB(A) Leq.	<b>56.7</b>	44.8	55	45
Near Site Office	dB(A) Leq.	54.3	42.8	55	45

**Remark:** The noise level was observed to be within CPCB limit at all locations except at near main gate & backside of site.

-----End-----

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

**Authorized Signatory**  
**(Netra Pawar)**



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## Stack Emission Analysis Report

<b>Report No. - EAEPL/SE/04/23/00542</b>		<b>Report Date – 29.04.2023</b>	
<b>ULR Number: TC1118923000000267F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference – Work order No.:</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Stack	<b>Sample Collected by</b>	EAEPL Laboratory.
<b>Sampling locations and Sample Code</b>	DG Set (125KVA) <b>EAEPL/SE/04/23/00542</b>	<b>Sample quantity and packing</b>	SO <sub>2</sub> = 30 ml X 1 No. PVC bottle. PM = 1 X 1 No. Thimble
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	21.04.2023	<b>Date of Receipt</b>	22.04.2023
<b>Sampling Procedure</b>	Indian Standard Method for measurement of emissions from stationary sources, 11255 (Part-3)		
<b>Period of Analysis</b>	22.04.2023 to 24.04.2023		
<b>Report for the month</b>	April, 2023		

Discipline: Chemical

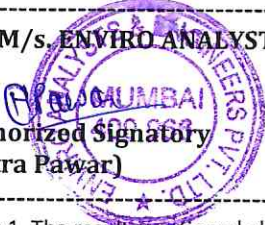
Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	13.33 mg/Nm <sup>3</sup>	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO <sub>2</sub> )	4.66 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019

Stack Details	
Name of Source	DG Set
Stack attached to	Diesel Generator
Stack Height from ground level, (m)	3
Type of Fuel used	HSD
Temperature of Flue Gas (°C)	121
Flue Gas Velocity (m/sec)	11.92

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.



Authorized Signatory  
(Netra Pawar)

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## Ambient Air Quality Monitoring Report

<b>Report No. - EAEPL/A/08/23/01214</b>		<b>Report Date – 29.08.2023</b>	
<b>ULR Number: TC1118923000000938F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference – Work order No.:</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/08/23/01214 (Near Main Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Preservation</b>	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
<b>Date of Sampling</b>	21.08.2023	<b>Date of Receipt</b>	22.08.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	22.08.2023 to 23.08.2023		
<b>Report for the month</b>	August, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
32.00	53.00	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	83.14	100 µg/m <sup>3</sup>	IS 5182 (Part 23) 2006 Reaffirmed 2017
Particulate Matter (PM <sub>2.5</sub> )	42.49	60 µg/m <sup>3</sup>	IS 5182 (Part 24) 2019
Sulphur Dioxide (SO <sub>2</sub> )	22.33	80 µg/m <sup>3</sup>	IS 5182 Part-2 (2001) Reaffirmed 2017
Nitrogen Dioxide (NO <sub>2</sub> )	25.83	80 µg/m <sup>3</sup>	IS 5182 Part-6 (2006) Reaffirmed 2017

**Remark:** All the measured values are within NAAQS limit.

End

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.



Authorized Signatory  
(Netra Pawar)

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## Water Sample Analysis Report

<b>Report No. - EAEPL/W/08/23/01215</b>		<b>Report Date -29.08.2023</b>	
<b>ULR Number: TC111892300000939F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference -Work order No.:</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/08/23/01215 (Near Main Gate of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	22.08.2023	<b>Date of Receipt</b>	22.08.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	22.08.2023 to 29.08.2023		
<b>Report for the month</b>	August, 2023		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.23	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	218.00	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	60.04	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	117.76	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	25.65	IS 3025 (Part 40) (1991) Reaffirmed 2019
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Alkalinity	mg / l	61.50	IS 3025 (Part 23) (1986) Reaffirmed 2019
Sulphate	mg / l	24.99	IS 3025 (Part 24) Sec 1:2022
Nitrate	mg / l	ND	APHA 4500 NO <sub>3</sub> -B (23 <sup>rd</sup> Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (23 <sup>rd</sup> Edition)
<b>Heavy Metals</b>			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.


 Authorized Signatory  
(Shilpa Dhamankar)

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## Water Sample Analysis Report

Report No. - EAEPL/W/08/23/01215		Report Date -29.08.2023	
ULR Number: TC111892300000939F			
Name of Customer	M/S. ATMOSPHERE REALTY PVT. LTD.		Reference -Work order No.:
Site Address	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.		PMR/TWG/22-23/28 Dtd. 08.02.2023
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/08/23/01215 (Near Main Gate of Site)	Sample quantity and packing	500ml X 1 No. St. PP Bottle
		Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	22.08.2023	Date of Receipt	22.08.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	23.08.2023 to 29.08.2023		
Report for the month	August, 2023		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
<b>Microbiological Analysis</b>			
Coliforms	MPN/100ml	50	IS 1622:1981 Reaffirmed (2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 Reaffirmed (2019)

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.


 Authorized Signatory  
(Shweta Sonawane)

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## Soil Sample Analysis Report

<b>Report No. - EAEPL/S/08/23/01216</b>		<b>Report Date - 29.08.2023</b>	
<b>ULR Number: TC111892300000940F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>		<b>Reference – Work order No.:</b> PMR/TWG/22-23/28 Dtd. 08.02.2023
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.		
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/08/23/01216 (Near Centreside of Site)	<b>Sample quantity and packing</b>	1000 gm X 1 zip lock bag
		<b>Preservation</b>	Transported & stored in dry area
<b>Date of Sampling</b>	22.08.2023	<b>Date of Receipt</b>	22.08.2023
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03		
<b>Period of Analysis</b>	22.08.2023 to 29.08.2023		
<b>Report for the month</b>	August, 2023		

Discipline: Chemical

Group: Soil &amp; Rock

Parameters	Unit	Results	Methods
pH	-	7.52	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	840.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	22.67	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.72	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	697.06	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	2.73	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	121.97	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2268.79	EPA 9080
Magnesium	mg/kg	208.04	EPA 9080
Sulphate	mg/kg	32.38	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.72	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	735.46	EPA 3050B
Potassium (K)	mg/kg	851.59	EPA 3050B
<b>Heavy Metals:</b>			
Copper	mg/kg	207.48	EPA 3050B
Iron	mg/kg	75598.05	EPA 3050B
Lead	mg/kg	4.65	EPA 3050B
Zinc	mg/kg	70.45	EPA 3050B

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.



Authorized Signatory  
(Netra Pawar)

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## Ambient Noise Level Monitoring Report

<b>Report No. - EAEPL/N/08/23/01217</b>		<b>Report Date – 29.08.2023</b>	
<b>ULR Number: TC111892300000941F</b>			
<b>Name of Customer</b>	<b>M/S. ATMOSPHERE REALTY PVT. LTD.</b>	<b>Reference – Work order</b>	
<b>Site Address</b>	CTS. No. 784/1, 785,786,787,788,790,791,792/A, 793 & 848 at Village Nahur, Mulund (W) Mumbai.	No.: PMR/TWG/22-23/28 Dtd. 08.02.2023	
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/08/23/01217	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	21.08.2023	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	August, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main gate of site	dB(A) Leq.	53.4	44.7	55	45
Centre side of D Tower	dB(A) Leq.	54.7	43.5	55	45
Back side of site	dB(A) Leq.	53.5	44.7	55	45
Near Site Office of E Tower	dB(A) Leq.	54.3	40.2	55	45

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

-----End-----

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.



Authorized Signatory  
(Netra Pawar)

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ENVIRONMENTAL  
CLEARANCE



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

To,

The director  
ATMOSPHERE REALTY PVT LTD  
808,Krushal Commercial Complex, Above Shoppers Stop, G M Road,  
Chembur , Mumbai -400089

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/416285/2023 dated 30 Jan 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC23B039MH110233   |
| 2. File No.                                   | SIA/MH/INFRA2/416285/2023  |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B  |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.   |
| 6. Name of Project                            | Expansion in Proposed Residential cum<br>Commercial Project "Atmosphere" at Plot<br>bearing CTS no. 784/1, 785, 786, 787,<br>788, 790, 791, 792A, 793 & 848 of village<br>Nahur at Goregaon Mulund Link Road,<br>Mulund (W), Mumbai 400080 by M/S<br>Atmosphere Realty Pvt. Ltd. |
| 7. Name of Company/Organization               | ATMOSPHERE REALTY PVT LTD  |
| 8. Location of Project                        | MAHARASHTRA  |
| 9. TOR Date                                   | N/A  |

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

Date: 26/05/2023

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

PARIVESH

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/416285/2023  
Environment & Climate Change  
Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Atmosphere Realty Pvt. Ltd.  
CTS no. 784/1, 785, 786, 787, 788,  
790, 791, 792A, 793 & 848, Village Nahur,  
Goregaon Mulund Link Road, Mulund (W),  
Mumbai.

**Subject** : Environment Clearance for Proposed expansion in proposed Residential cum Commercial Project “Atmosphere” at Plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai by M/s. Atmosphere Realty Pvt. Ltd.

**Reference** : Application no. SIA/MH/INFRA2/416285/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 197<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SELAA. Proposal then considered in 259<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>	
1	Proposal Number	SIA/MH/INFRA2/416285/2023	
2	Project Name	Expansion in Residential cum Commercial project “Atmosphere” at plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai by M/S Atmosphere Realty Pvt. Ltd.	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Navin Makhija
		Regd. Office address	808, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai 400 089
		Contact number	9930530010
		e-mail	<a href="mailto:abhay@chandakgroup.com">abhay@chandakgroup.com</a>
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd.	

		NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023					
7	Applied for	Expansion					
8	Location of the project	CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai					
9	Latitude and Longitude	19° 9'33.36"N & 72°56'52.03"E					
10	Plot area (sq.m.)	55,509.50 sq.m					
11	Deductions (Sq.m.)	10,853.97 sq.m					
12	Net Plot area (Sq.m.)	44,655.53 sq.m					
13	Ground coverage (m <sup>2</sup> ) & %	18,871.43 sq.m (42.26 %)					
14	FSI area (sq.m.)	1,64,518.18 sq.m					
15	Non FSI area (sq.m.)	1,75,587.47 sq.m					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,40,105.65 sq.m					
17	TBUA (m2) approved by Planning Authority till date.	Concession approval received from MCGM vide letter No. CHE/ES/1321/T/337(NEW)/337/10/Amend dated 24 Aug 2022 for FSI area 1,64,518.18 sq.m					
18	Earlier EC details with Total Construction area, if any.	The project had received Environmental Clearance vide letter no. SIA/MH/MIS/68430/2018 dated 10/08/2022 for a total built up area of 2,88,000.06 Sq.m.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Building I (Wing A, B, C) is already constructed on site as per earlier EC and OC received. Construction work for Building II has been started as per previous EC. The total construction work done on site till date is 2,51,708.11 sq.m. (FSI area: 117740.05 sq.m & NON FSI area: 133968.06 sq.m)					
20	<b>Previous Building</b>	<b>EC / Existing</b>			<b>Proposed Configuration</b>		<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	Building I (Wing A, B, C with Club House)	2B + St + 1st Podium + 2nd to 4th (Pt) Podiums + 5th to 43rd Floors with fire check floor	141.35	Building I (Wing A, B, C with Club House)	2B + St + 1st Podium + 2nd to 4th (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21st & 22nd Floor and G +	141.35	No change, Building Constructed on site as per previous EC, OC received from MCGM

		between 21st & 22nd Floor and G + 2nd (Pt.) Amenity block with Clubhouse on podium top			2nd (Pt.) Amenity block with Clubhouse on podium top		
	Building II (Wing D, E & F)	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 1 club house	150.05	Building II (Wing D, E & F)	2B+St+1st (pt) to 4th (pt)+ 5th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2nd (pt) Fitness Centre	150.05	Change in use of 4th floor & change in configuration of Fitness Centre
	Building II (Wing G)	2B+St+1st (pt) to 2nd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 1 club house	10.05	Building II (Wing G)	2B+St+1st (pt) to 4th (pt)+ 5th to 43rd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2nd (pt) Fitness Centre	137.65	Change in configuration & footprint of Wing G due to loading of additional FSI & Change in configuration of Fitness Centre
	Commercial block	2B + Gr+ 1st to 18th	66.30	Commercial block	2B + Gr+ 1st to 18th floor	66.30	No Change

		floor						
21	No. of Tenements & Shops		Building I (Wing A, B, C): 721 No. Building II (Wing D, E, F, G): 1214 No. Building II (Comm): 367 No.					
22	Total population		11794 Nos.					
23	Total Water Requirements CMD		1511 CMD					
24	Under Ground Tank (UGT) location		Basement level					
25	Source of water		MCGM					
26	STP Capacity & Technology		Building I: 400 CMD Building II: 2 STP of capacity 615 & 305 CMD Commercial: 65 CMD Total: 1385 CMD with MBBR technology					
27	STP Location		Basement level					
28	Sewage Generation CMD & % of sewage discharge in the sewer line		1294 CMD					
29	Solid Waste Management during Construction Phase		<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment/disposal</b>		
			Dry waste	96 kg/day		Will be handed over to a recycler		
			Wet waste	144 kg/day		Handed over to Municipal waste collector		
			Construction waste	Topsoil	8326.4	3 cum	Being used for landscaping	
				Excavated / Demolition Debris quantity	17250	0 Cum	Basement excavation quantity is already disposed	
			Empty cement bags	64769	nos.		To be handed over to local recyclers	
			Steel	11	MT		To be handed over to local recyclers	
			Aggregates	43	MT		To be used as a layer for internal roads and building boundary walls.	
Broken Tiles	1527	sq.m		Waste tiles to be used as china mosaic for terraces.				

			Empty Paint Cans (20 litre/ can)	1690 nos.	To be handed over to the recycler										
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment/disposal</b>										
		Dry waste	2319 kg/day		Will be handed over to a recycler										
		Wet waste	3183 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 1 OWC of total Capacity – 500 Kg/day.										
		E-Waste	6583 kg/yr		Will be collected and sent to MPCB-authorized recyclers.										
		STP Sludge (dry)	65 kg/day		Dry sewage sludge will be used as manure for gardening.										
31	R.G. Area in sq.m.	<table border="1"> <tr> <td colspan="2">RG required – 10747.37 sq.m (25%)</td> </tr> <tr> <td colspan="2">Non - paved RG on mother earth – 8154.88 sq. m.</td> </tr> <tr> <td colspan="2">Paved RG on Mother earth – 0 sq. m.</td> </tr> <tr> <td colspan="2">RG on Podium- 4576.10 sq.m</td> </tr> <tr> <td colspan="2">Total R.G. provided – 12730.98 sq.m (30%)</td> </tr> </table>				RG required – 10747.37 sq.m (25%)		Non - paved RG on mother earth – 8154.88 sq. m.		Paved RG on Mother earth – 0 sq. m.		RG on Podium- 4576.10 sq.m		Total R.G. provided – 12730.98 sq.m (30%)	
		RG required – 10747.37 sq.m (25%)													
		Non - paved RG on mother earth – 8154.88 sq. m.													
		Paved RG on Mother earth – 0 sq. m.													
		RG on Podium- 4576.10 sq.m													
		Total R.G. provided – 12730.98 sq.m (30%)													
		Existing trees on the plot: 64 +179= 243													
		Number of trees to cut: 0 nos.													
		Number of trees to transplant: 0 nos.													
		Number of trees to be retained: 0 nos.													
The number of trees to be planted:															
a) In RG area: 757 nos.															
b) In Miyawaki Plantation (with the area); --															
32	Power requirement	During the Operation Phase:													
		Details		MSEDCL											
		Connected load (kW)		25401 KW											
Demand load (kW)		10789 KW													
33	Energy Efficiency	Building II: Total energy savings: 20%, through solar: 5 % Building II (Commercial): Total energy savings: 20%, through solar: 6 %													
34	D.G. set capacity	4 X 750 KVA, 1 X 500 KVA.													
35	No. of 4-W & 2-W Parking with	2-wheeler: 166 nos.													

	25% EV	4-wheeler: BI: 1041, BII: 1612, Commercial: 225, Total 4W: 2878 nos.
36	No. & capacity of Rainwater harvesting tanks /Pits	Total 8 no. of RWH Tanks are of capacity i.e. 436 cum (Considering Two Days Holding Capacity)
37	Project Cost in (Cr.)	Rs. 2000 Cr
38	EMP Cost (including DMP costing)	Capital Cost- Rs. 2140 Lakhs, O&M cost - Rs. 155 Lakhs
39	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.
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA

The comparative statement showing project details as per earlier EC and proposal under consideration is as below:

Sr. No.	Project Details	Unit	Details		
			As per previous EC Received vide Letter No. SIA/MH/MIS/68430/2018. Dated 10.8.2022	For Proposed Expansion	Remarks
1	Plot area	Sq.m.	55,509.50	55,509.50	No change
2	Deduction	Sq.m.	10,853.97	10,853.97	No change
3	Net Plot area	Sq.m.	44,655.53	44,655.53	No change
4	FSI area	Sq.m.	134750.48 sq.m	1,64,518.18 sq.m	FSI area increased due to TDR over and above of road set back + subsequently additional Fungible area
5	Non FSI area	Sq.m.	153249.58 sq.m	1,75,587.47 sq.m	NON FSI area increased due to increase in no. of floors
6	Total Built up area (Construction area)	Sq.m.	288000.06 sq.m	3,40,105.65 sq.m	TBUA increased due to increase in FSI and NON FSI area.
7	Ground-coverage Area with % on net plot		18244.80 sq.m (40.86%)	18871.43 sq.m (42.26%)	Change in ground coverage due to change in planning of bldg. II (Wing G)



8	Project Cost	CR.	1750	2000	Increased due to proposed expansion
<b>Building Configuration</b>					
9	<b>Buildings</b>	<b>Wings</b>	<b>Bldg Configuration</b>	<b>Bldg Configuration</b>	<b>Remarks</b>
	Building I	Wing A, B, C	2B + St + 1st Podium + 2nd to 4 <sup>th</sup> (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21 <sup>st</sup> & 22nd Floor and G + 2nd (Pt.) Amenity block with Club-house on podium top	2B + St + 1st Podium + 2nd to 4 <sup>th</sup> (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21 <sup>st</sup> & 22nd Floor and G + 2nd (Pt.) Amenity block with Club- house on podium top	No change, Building Constructed on site as per previous EC, OC received from MCGM
	Building II	Wing D, E, F	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 <sup>rd</sup> Podium + 4th Podium for recreational ground having G + 1 club house	2B+St+1st (pt) to 4th (pt)+ 5th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2 <sup>nd</sup> (pt) Fitness Centre	Change in use of 4th floor & change in configuration of Fitness Centre
		Wing G	2B+St+1st (pt) to 2nd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 <sup>rd</sup> Podium + 4th Podium for recreational ground having G + 1 club house	2B+St+1st (pt) to 4th (pt)+ 5th to 43 <sup>rd</sup> (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2 <sup>nd</sup> (pt) Fitness Centre	Change in configuration & footprint of Wing G due to loading of additional FSI & C hange in configuration of Fitness Centre
		Commercial Block	2B + Gr+ 1st to 18th floor	2B + Gr+ 1st to 18th floor	No Change
10	<b>Number of tenants and shops</b>				

	Residential Tenements	Building I	721 No.	721 No.	Tenements of Building No. 1 remains same & Tenements of bldg. II is increased by 401 No's flats due to change in planning of wing G. and also the change in use of D, E & F of 4th floor
		Building II	813 No.	1214 No.	
	Commercial	--	367 No.	367 No.	No change
11	<b>No. of expected Residents</b>				
	Residential	Building I	3605 No.	3605 No.	Total population increased due to change in planning
		Building II	4370 No.	6611 No.	
	Commercial	--	1478 No.	1478 No.	
	Staff, Visitors & floating population	--	100 No.	100 No.	
	<b>Total</b>		9553 No.	11794 No.	
12	<b>Height of the building</b>				
		Meter	Building I (A, B & C): 141.35 m Building II (D, E, F): 150.05 m Building II (G): 10.05 m Building II (Commercial): 66.30 m	Building I (A, B & C): 141.35 m Building II (D, E, F): 150.05 m Building II (G): 137.65 m Building II (Commercial): 66.30 m	No change in building I Height of the building II (Wing G) is changed. No change in commercial block
13	Total water requirement	KLD	1207	1511	Total water requirement increased due to proposed expansion
14	Wastewater generation	KLD	1044	1294	Total sewage generation increased due to proposed expansion
15	STP capacity	KLD	BI: 400 BII: 585	BI: 400 KLD BII:	For Bldg 1-400 KLD of STP is

			Commercial: 65 Total: 1050	D, E, F= 615 KLD G= 305 KLD Commercial: 65 KLD Total: 1385 KLD	already installed and operational on site. STP Capacity increased of building II
16	STP Technology	-	MBBR	MBBR	No Change
17	Total Solid waste generation	Kg/Day	Wet Waste: 2,497	Wet Waste: 3183	Total solid waste generation increased
			Dry waste: 1,838	Dry waste: 2319	
			Total: 4,335	Total: 5503	
18	<b>No. of Parking</b>				
	4 Wheelers	Nos.	BI: 1041 BII: 1582 Commercial: 222 Total: 2845	BI: 1041 BII: 1612 Commercial: 225 Total: 2878	Increased
	2 Wheelers	Nos.	205	166	
19	<b>Green Belt Development</b>				
	Prop. Total R.G.	Sq.m.	On Ground: 8154.88 sq.m	8154.88 sq.m	RG is decreased due to minor changes in footprint of fitness centre. Proposed RG is more than the required RG
On Podium: 4639.73 sq.m			4576.10 sq.m		
Total: 12794.61 sq.m			Total: 12730.98 sq.m		
20	<b>Power Requirement</b>				
	Connected Load	Kw	20687 kW	25401 kW	Increased due to expansion
	Maximum Demand	Kw	8435 kW	10789 kW	
	D.G. sets	KVA	Building I: 2 × 750 kVA Building II: 2 × 630 kVA Commercial: 1 × 500 kVA	Building I: 2 × 750 kVA Building II: 2 × 750 kVA Commercial: 1 × 500 kVA	
21	<b>Cost for EMP</b>				
	Capital	Rs. In Lacs	1370	2140	Increased due to expansion (Including DMP cost)
	O & M	Rs. In Lacs	84	155	

3. The proposal has been considered by SEIAA in its 259<sup>th</sup> (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:  
a) Water supply; b) Sewer Connection; c) SWD remarks; d) Tree NOC; e) HRC NOC for Building G; f) Nalla remarks; g) HTL NOC.
3. PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit details of mitigation measures to be undertaken for air & noise pollution to existing residents during construction.
5. PP to provide two row planation as noise barriers towards the boundary of the plot having railway
6. PP to redesign STP of proposed for G-wing as undersized tanks are proposed; PP to submit revise layout of STP with area provided ,40% open to sky area & tank size details; PP to provide oil & grease trap in STP provided for commercial building.
7. PP to reduce discharge of treated water up to 35%; PP to submit NOC from MCGM regarding use of excess treated water to playground proposed within the project site.
8. PP to lift UGTs of G wing such that top of the UGTs are flush to the ground level & accordingly submit cross section of UGTs.
9. PP to submit detail plan for dust suppression in construction phase & include the cost of same in EMP of construction phase.
10. PP to provide basement ventilation and air cleaning system & include cost of basement

**B. SEIAA Conditions-**

1. This EC is restricted up to 120 m height as PP has not obtained HRC NOC.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI-1,64,518.18 m<sup>2</sup>, Non FSI-1,75,587.47 m<sup>2</sup>, Total BUA-3,40,105.65 m<sup>2</sup>. (Plan approval No- CHE/ES/1321/T/337 (NEW)/ 337 / 10 / Amend, dated 24.08.2022)

**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.

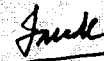
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental 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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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





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

To,

The director  
ATMOSPHERE REALTY PVT LTD  
808,Krushal Commercial Complex, Above Shoppers Stop, G M Road,  
Chembur , Mumbai -400089

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/68430/2018 dated 03 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC22B039MH175435  |
| 2. File No.                                | SIA/MH/MIS/68430/2018   |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B1  |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Amendment in Residential cum Commercial project "Atmosphere" at Plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai 400080 by M/s. Atmosphere Realty Pvt. Ltd |
| 7. Name of Company/Organization            | ATMOSPHERE REALTY PVT LTD   |
| 8. Location of Project                     | Maharashtra   |
| 9. TOR Date                                | 06 Aug 2019   |

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

Date: 10/08/2022

(e-signed)  
Manisha Patankar Mhaiskar  
Member Secretary  
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*

PARIVESH

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



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/68430/2018  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Atmosphere Realty Pvt Ltd.,  
Plot bearing CTS no. 784/1, 785, 786, 787,  
788, 790, 791, 792A, 793 & 848, Village Nahur ,  
Goregaon Mulund Link Road, Mulund (W),  
Mumbai.

Subject : Environmental Clearance for Amendment in Residential cum Commercial project “Atmosphere” at Plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai by M/s. Atmosphere Realty Pvt Ltd.

Reference : Application no. SIA/MH/MIS/68430/2018

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 166<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 240<sup>th</sup> (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details
1.	Plot area (sq.m.)	55,509.50 sq.m
2.	FSI area (sq.m.)	1,34,750.48 sq.m
3.	Non FSI area (sq.m.)	1,53,249.58 sq.m
4.	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,88,000.06 sqm
5.	Earlier EC details with Total Construction Area, if any.	The project had received Environmental Clearance vide letter no. SEIAA-EC-0000002339 dated 24th January 2020 for a total built up area of 2,89,153.11 Sq.m.
6.	Construction	Building I (Wing A, B, C) is already constructed on site as per

	completed as per earlier EC (FSI + Non FSI) (sq.m.)	earlier EC and OC received. Construction work for Building II has been started as per previous EC. The total construction work done on site till date is 180390.64 sq.m..		
7.	Proposed Building Configuration	<b>No of Building</b>	<b>Number of floors</b>	<b>Height of the building (Mtrs)</b>
		Building I Wing A, B, C	2B + St + 1st Podium + 2nd to 4 <sup>th</sup> (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21 <sup>st</sup> & 22nd Floor and G + 2nd (Pt.) Amenity block with Club- house on podium top	141.35 m
		Building II Wing D, E, F	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 <sup>rd</sup> Podium + 4th Podium for recreational ground having G + 1 club house	150.05 m
		Building II Wing G	2B+St+1st (pt) to 2nd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 <sup>rd</sup> Podium + 4th Podium for recreational ground having G + 1 club house	10.05 m
		Building II Commercial	2B + Gr+ 1st to 18th floor	66.30 m
8.	No. of Tenements & Shops	Building I (Wing A, B, C): 721 No. Building II (Wing D, E, F, G): 813 No. Building II (Comm): 367 No.		
9.	Total population	Residential: 9744 No.		
10.	Water requirement in CMD	Total water requirement: 1248 CMD		
11.	Sewage generation in CMD	1044 CMD		
12.	STP Capacity & Technology	Building I: 400 CMD BII: 585 CMD Commercial: 65 CMD Total: 1050 CMD with MBBR technology		

13.	STP Location	Below Ground
14.	Total Solid waste quantities	Dry waste: 1,854 Kg/Day Wet waste: 2,504 Kg/Day Total solid waste generated: 4,358 Kg/Day
15.	R.G. Area in sq.m.	RG required – 10,747.37 sq.m On Ground: 8154.88 sq.m On Podium: 4639.73 sq.m Total: 12794.61 sq.m
16.	Power requirement	Source: MSEDCL Connected load: 20687 kW Maximum load: 8435 KW
17.	Energy Efficiency	Building I: Total energy savings: 23%, through solar: 1.5 % Building II: Total energy savings: 22%, through solar: 5 % Building II (Commercial): Total energy savings: 20%, through solar: 6 %
18.	No. of DG Sets & Capacities	Building I: 2 × 750 kVA Building II: 2 × 630 kVA Commercial: 1 x 500 kVA
19.	Parking 4W & 2W	4 wheelers: 2845 nos 2 wheelers: 215 nos
20.	Rain water harvesting scheme	Total 4 RHW tanks are proposed having total capacity of 392 cum/day
21.	Project Cost in (Cr.)	1750 Crores
22.	EMP Cost	Capital Cost: Rs. 1370 lakhs O & M Cost: Rs. 84 lakhs
23.	CER Details with justification if any....	--
24.	Details of Court Cases/litigations w.r.t the project and project location, if any.	--

The comparative statement showing project details approved as per earlier EC and proposed project details as given below:

Sr. No.	Project Details	Details		
		Unit	As per previous EC Received vide Letter No. SEIAA-EC-0000002339	For proposed Amendment / expansion

			<b>dated 24<sup>th</sup> Jan 2020</b>		
1	Plot area	Sq.m.	55,509.50	55,509.50	No change
2	Deduction in plot	Sq.m.	14,859.63	10,853.97	As per regulation 30 of DCPR 2034, FSI permissible shall be on plot area excluding only DP roads / setback / Reservation if any. As per UD Clarification, area of AOS deducted earlier is now not deducted. Hence, deducted area is reduced.
3	Net Plot area	Sq.m.	40649.87	44,655.53	As per regulation 30 of DCPR 2034, FSI permissible shall be on plot area excluding only DP roads / setback / Reservation if any. As per UD Clarification, area of AOS deducted earlier is now not deducted. Hence, Net Plot area has increased
4	Permissible FSI	Sq.m.	137110.41	134750.48 sq.m	Decrease in proposed FSI as per approval granted.
5	FSI area	Sq.m.	137110.41	134750.48 sq.m	Decrease in proposed FSI as per approval granted.
6	Non FSI area	Sq.m.	152042.70	153249.58 sq.m	Increased in non FSI due to additional podium
7	Total Built up area (Construction area)	Sq.m.	289153.11	288000.06 sq.m	Decreased in BUA 1153.05 sqm
8	Ground-coverage Area : % on net plot		18270.52 (42.50%)	18244.80 sq.m (40.86%)	Change in ground coverage due to change in planning of bldg II

9	Project Cost	CR.	1750	1750	No change
10	<b>Building Configuration</b>				
	<b>Buildings</b>	<b>Wings</b>	<b>Bldg Configuration</b>	<b>Bldg Configuration</b>	<b>Remarks</b>
	Building I	<b>Wing A, B, C</b>	2B + St + 1st Podium + 2nd to 4 <sup>th</sup> (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21st & 22nd Floor and G + 2nd (Pt.) Amenity block with Club- house on podium top	2B + St + 1st Podium + 2nd to 4 <sup>th</sup> (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21 <sup>st</sup> & 22nd Floor and G + 2nd (Pt.) Amenity block with Club- house on podium top	No change, Building Constructed on site as per previous EC, OC received from MCGM
<b>Building II</b>	Wing D, E, F	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st and 2nd Podium + 3rd Podium for recreational ground having G + 1 club house	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 <sup>rd</sup> Podium + 4th Podium for recreational ground having G + 1 club house	Smaller flats are proposed in place of bigger flats in wing F, one podium has been increased in parking building to accommodate the parking requirement Hence, Changes in planning	
		Wing G	2B+St+1st (pt) to 3rd (pt) floors with parking bldg having 2B +St + 1st and 2nd Podium + 3rd Podium for recreational ground having G + 1 club house	2B+St+1st (pt) to 2nd (pt) Upper floors with parking bldg having 2B +St + 1st , 2nd and 3 <sup>rd</sup> Podium + 4th Podium for recreational ground having G	one podium has been increased in parking building Hence, Changes in planning

			+ 1 club house	
	Commercial	2B + Gr. + 1st to 18th floor	2B + Gr+ 1st to 18th floor	No change in configuration, only no. of Commercial units increased as the smaller units are proposed.

11	<b>Number of tenants and shops</b>				
	Residential Tenements	Building I	721 No.	721 No.	Tenements of Building No. I remains same & bldg. II is increased by 80 No's as smaller residential units are proposed.
		Building II	733 No.	813 No.	
	Commercial	--	355 No.	367 No.	12 no. of offices increased as smaller commercial units are proposed within same footprint
12	<b>No. of expected Residents</b>				
	Residential	Building I	3605 No.	3605 No.	Total population increased due to proposed change in planning
		Building II	4057 No.	4370 No.	
	Commercial	--	1390 No.	1478 No.	
	Staff, Visitors & floating population	--	100 No.	100 No.	
	<b>Total</b>		9152 No.	9465 No.	
13	<b>Height of the building</b>				
		Building I (A,B & C): 141.35 m Building II (D,E & F): 153.05 m Building II (G): 13.65 m Building II (Commercial): 63.90 m	Building I (A,B & C): 141.35 m Building II (D,E & F): 150.05 m Building II (G): 10.05 m Building II (Commercial): 66.30 m	Height of the Building II & Commercial Bldg is changed	

14	Total water requirement	KLD	1195	1222	Total water requirement increased
15	Wastewater generation	KLD	982	1044	Total sewage generation increased
16	STP capacity	KLD	BI: 400 KLD BII: 550 KLD Commercial: 80 KLD Total: 1030 KLD	BI: 400 KLD BII: 585 CMD Commercial: 65 CMD Total: 1050 KLD	For Bldg 1-400 KLD of STP is already installed at site  Building II-STP capacity increased.
17	Total Solid waste generation	Kg/Day	Wet Waste: 2405	Wet Waste: 2,497	Total solid waste generation increased
			Dry waste: 1780	Dry waste: 1,838	
			Total: 4185	Total: 4,335.00	
18	<b>No. of Parking</b>				
	4 Wheelers	Nos.	BI: 1041 BII: 1387 Commercial: 221 Total : 2649 nos	BI: 1041 BII: 1582 Commercial: 222 Total : 2845 nos	Increased due to no. of tenements increased
	2 Wheelers	Nos.	205	215	
19	<b>Green Belt Development</b>				
	Prop. Total R.G.	Sq.m.	On Ground: 8154.88 sq.m	On Ground: 8154.88 sq.m	No change in RG area
			On Podium: 4639.73 sq.m	On Podium: 4639.73 sq.m	
			<b>Total: 12794.61 sq.m</b>	<b>Total: 12794.61 sq.m</b>	
20	<b>Power Requirement</b>				
	Connected Load	Kw	21636 kW	20687 kW	No change in DG set Capacity
	Maximum Demand	Kw	8555 kW	8435 kW	
	D.G.sets	KVA	Building I: 2 × 750 kVA Building II: 2 × 630 kVA Commercial: 1 × 500 kVA	Building I: 2 × 750 kVA Building II: 2 × 630 kVA Commercial: 1 × 500 kVA	



21	<b>Cost for EMP</b>				
	Capital	Rs. In Lacs	1330	1370	Increased due to Proposed amendment
	O & M	Rs. In Lacs	77	84	

3. Proposal is an expansion of existing construction project. Project had received earlier Environmental Clearance vide letter No. SEIAA-EC-0000002339 dated: 24th January, 2020 for total plot area of 55,509.50 Sq. Mtrs., BUA of 2,89,153.11 Sq. Mtrs. and FSI area of 1,37,110.41 Sq. Mtrs. Proposal has been considered by SEIAA in its 240<sup>th</sup> (Day-5) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended plan:  
a) Sewer Connection; b) Nalla remarks; c) Tree NOC.
3. PP to submit SWD layout along with cross section.
4. PP to submit revise parking layout showing width & slope of ramp.
5. PP to submit revise fire tender movement plan showing clear road width of six meters and turning radius of nine meters.
6. PP to submit latest certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
7. PP to submit revise architect certificate with building wise/configuration wise construction done (FSI & Non FSI) as per earlier EC received to the project.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 134750.48 m<sup>2</sup>, Non-FSI- 153249.58 m<sup>2</sup>, Total BUA-288000.06 m<sup>2</sup>. (Plan approval- CHE/ES/1321/T/337(NEW)/337/7/Amend, dated-19.08.2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during

construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

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

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.


- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar-Mhaiskar  
(Member Secretary, SEIAA) 23/11/2022

Copy to:

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



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: January 24, 2020

To,  
**M/s. Atmosphere Realty Pvt. Ltd.**  
at CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai

**Subject:** Environment Clearance for Expansion of Residential cum Commercial project "Atmosphere" at CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai by M/s. Atmosphere Realty Pvt. Ltd

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 123rd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 185th meetings.


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

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

1.Name of Project	Expansion of Residential cum Commercial project "Atmosphere"
2.Type of institution	Private
3.Name of Project Proponent	M/s. Atmosphere Realty Pvt. Ltd.
4.Name of Consultant	M/s. Enviro Analysts and Engineers Pvt. Ltd.
5.Type of project	Residential cum Commercial project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental Clearance received dated 12th March 2018 for a built up area of 2,60,976.70 Sq.m
8.Location of the project	CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai
9.Taluka	Kurla
10.Village	Nahur
Correspondence Name:	Mr. Navin Makhija
Room Number:	808
Floor:	8
Building Name:	Krushal Commercial Complex
Road/Street Name:	G.M. Road
Locality:	Chembur (West)
City:	Mumbai 400 089
11.Whether in Corporation / Municipal / other area	MCGM

**SEIAA Meeting No: 185 Meeting Date: January 10, 2020 ( SEIAA-STATEMENT-000001488 )**  
**SEIAA-MINUTES-000002933**  
**SEIAA-EC-000002339**

Page 1 of 15

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

12.IOD/IOA/Concession/Plan Approval Number	IOD received from MCGM & Concession put up for approval dated 23/09/2019
	<b>IOD/IOA/Concession/Plan Approval Number:</b> Blgg I- CHE/ES/1320/T/337 Blgg II- CHE/ES/1321/T/337(New)-Amend (2)
	<b>Approved Built-up Area:</b> 59762.18
13.Note on the initiated work (If applicable)	Yes. Construction work is going on as per previous EC dated 12/3/2018.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	55,509.50 sq.m
16.Deductions	14859.64 sqm
17.Net Plot area	40649.87 sq.m
18 (a).Proposed Built-up Area (FSI & Non-FSI)	<b>FSI area (sq. m.):</b> 137110.41
	<b>Non FSI area (sq. m.):</b> 152042.70
	<b>Total BUA area (sq. m.):</b> 289153.11
18 (b).Approved Built up area as per DCR	<b>Approved FSI area (sq. m.):</b> 59762.18
	<b>Approved Non FSI area (sq. m.):</b> 120597.39
	<b>Date of Approval:</b> 06-06-2018
19.Total ground coverage (m2)	18270.52 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	42.50 %
21.Estimated cost of the project	1750000000

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## 22. Production Details

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

## 23. Total Water Requirement

<b>Dry season:</b>	Source of water	MCGM/Recycled water from STP
	Fresh water (CMD):	694 KLD
	Recycled water - Flushing (CMD):	358 KLD
	Recycled water - Gardening (CMD):	143 KLD
	Swimming pool make up (Cum):	10 KLD
	Total Water Requirement (CMD) :	1195 KLD
	Fire fighting - Underground water tank(CMD):	Building I: 2 tanks having total capacity 400 cum Building II: 2 tanks having total capacity 300 cum Commercial: 2 tanks having total capacity 200 cum
	Fire fighting - Overhead water tank(CMD):	Building I: 3 tanks having capacity 150 cum Building II: Wing D, E, F, G: 4 tank having total capacity 200cum Commercial: 1 tank having total capacity 30 cum
	Excess treated water	347 KLD
<b>Wet season:</b>	Source of water	MCGM/Recycled water from STP,RWH
	Fresh water (CMD):	694 KLD
	Recycled water - Flushing (CMD):	358 KLD
	Recycled water - Gardening (CMD):	0 KLD
	Swimming pool make up (Cum):	10-KLD
	Total Water Requirement (CMD) :	1052KLD
	Fire fighting - Underground water tank(CMD):	Building I: 2 tanks having total capacity 400 cum Building II: 2 tanks having total capacity 300 cum Commercial: 2 tanks having total capacity 200 cum
	Fire fighting - Overhead water tank(CMD):	Building I: 3 tanks having capacity 150 cum Building II: Wing D, E, F, G: 4 tank having total capacity 200cum Commercial: 1 tank having total capacity 30 cum
	Excess treated water	490 KLD
<b>Details of Swimming pool (If any)</b>	1 no of swimming pool	



## 24.Details of Total water consumed

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

<b>25.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	3m below ground level
	<b>Size and no of RWH tank(s) and Quantity:</b>	Building I: • 2 no's of tanks having total capacity 140 cum Building II: • Wing D, E, F: 2 nos of tanks having total capacity 150 cum • Wing G: 2 nos of tanks having total capacity 16 cum • Commercial: 2 nos of tanks having total capacity 56 cum
	<b>Location of the RWH tank(s):</b>	Underground
	<b>Quantity of recharge pits:</b>	NA
	<b>Size of recharge pits :</b>	NA
	<b>Budgetary allocation (Capital cost) :</b>	70 lakh
	<b>Budgetary allocation (O &amp; M cost) :</b>	3 lakh
<b>Details of UGT tanks if any :</b>	<p>Building I:</p> <ul style="list-style-type: none"> <li>• Capacity of Domestic water Tank: 324 cum</li> <li>• Capacity of flushing water Tank: 162 cum</li> <li>• Capacity of fire water Tank: 400 cum</li> </ul> <p>Building II:</p> <ul style="list-style-type: none"> <li>• Wing D, E, F: 3 no's of Domestic water tanks having total Capacity of: 300 cum</li> <li>• Wing G: 1 no of domestic water tank having total capacity: 10 cum</li> <li>• 2 no's of fire water tanks having total Capacity: 300 cum</li> <li>• 1 no of fire water tanks having total Capacity: 150 cum</li> </ul> <p>Commercial:</p> <ul style="list-style-type: none"> <li>• 2 no's of fire water tanks having total Capacity: 200 cum</li> <li>• 1 no's of domestic water tank having total Capacity: 35 cum</li> </ul>	

<b>26.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	Connected to main sewer line
	<b>Quantity of storm water:</b>	0.785 cum/sec
	<b>Size of SWD:</b>	width 0.6 m × depth 1.0 m

<b>27.Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	982 KLD
	<b>STP technology:</b>	MBBR
	<b>Capacity of STP (CMD):</b>	Building I: 400 KLD Building II: 550 KLD Commercial: 80 KLD Total-1030 KLD
	<b>Location &amp; area of the STP:</b>	On below ground level
	<b>Budgetary allocation (Capital cost):</b>	Rs. 180 lakh
	<b>Budgetary allocation (O &amp; M cost):</b>	Rs. 12 lakh/year



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## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Recycle waste will be generated like empty cement bags, scrap materials etc. Debris and construction waste shall be generated.
	<b>Disposal of the construction waste debris:</b>	Top soil to be preserved for landscaping, scrap material and other recyclable material like empty cement bags and empty paint cans to be sold to recyclers. Broken tiles to be used as china mosaic for terrace.
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	1780 Kg / Day
	<b>Wet waste:</b>	2405 Kg / Day
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	44 Kg / Day
	<b>Others if any:</b>	NA
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	To be handed over to Authorized vendor
	<b>Wet waste:</b>	Shall be treated in OWC
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	Shall be used as manure
	<b>Others if any:</b>	NA
<b>Area requirement:</b>	<b>Location(s):</b>	Ground level
	<b>Area for the storage of waste &amp; other material:</b>	205 sqm
	<b>Area for machinery:</b>	3 sqm for each machine
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	20 lakh
	<b>O &amp; M cost:</b>	4 lakh/year

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## 29. Effluent Characteristics

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



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
33.Source of Fuel		Not applicable					
34.Mode of Transportation of fuel to site		Not applicable					
35.Energy							
<b>Power requirement:</b>	Source of power supply :	Tata /Adani power					
	During Construction Phase: (Demand Load)	500 kVA					
	DG set as Power back-up during construction phase	125 kVA					
	During Operation phase (Connected load):	21636 kW					
	During Operation phase (Demand load):	8555 kW					
	Transformer:	-					
	DG set as Power back-up during operation phase:	Building I: 2 × 750 kVA Building II: 2 × 630 kVA Commercial: 1 x 500 kVA					
	Fuel used:	HSD					
Details of high tension line passing through the plot if any:	NA						
<b>Energy saving by non-conventional method:</b>							

- Common area lighting, street lighting and landscape lighting on LED
- Use of electronic ballast instead of copper ballast
  - Providing timers for common area lighting
  - Use of hydro- pneumatic pumping system/ventilation & lifts with VFD drives and soft starter
  - Use of BEE star rated pumps
  - Use of APFC panels
  - Use of solar water heater panels
  - Provision of Solar system for Common area lighting, street lighting and landscape lighting

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

Serial Number	Energy Conservation Measures	Saving %
1	Total % Saving	Building I: 23.23 % Building I: 21.64 % Commercial: 20.6 %

### 37.Details of pollution control Systems

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

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	200 lakh
	O & M cost:	11 lakh

### 38.Environmental Management plan Budgetary Allocation

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

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water sprinkler, green belt	3
2	Noise Environment	Noise Barricades and Green belt development	2
3	Water Environmental	Modular STP, Drainage with sedimentation tanks	4
4	Good Health Practices	Site Sanitation, Health care	2
5	Environment Monitoring	Air, Water Noise monitoring during construction	2

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

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Environment	STP	180	12
2	Water Environment	RWH	70	3
3	Landscaping	Gardening	100	10
4	Solid Waste Management	OWC	20	4

5	DMP	Firefighting equipment	760	39
6	Energy	Energy saving	200	11

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

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

### 40.Any Other Information

No Information Available



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	<b>CRZ/ RRZ clearance obtain, if any:</b>	NA
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	2.00 km from ESZ boundary of SGNP boundary as per notification dated 5th Dec, 2016
	<b>Category as per schedule of EIA Notification sheet</b>	8 b (B)
	<b>Court cases pending if any</b>	-
	<b>Other Relevant Informations</b>	Bldg. I has received OC
	<b>Have you previously submitted Application online on MOEF Website.</b>	No
	<b>Date of online submission</b>	-

**3. The proposal has been considered by SEIAA in its 185th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

**Specific Conditions:**

<b>I</b>	Committee noted that, PP have circulated the revised CS,PP to revised the same online also.
<b>II</b>	PP to upload the HRC NoC.
<b>III</b>	PP to explore the possibility to increase the solar energy saving from 1.5 % to 3%.
<b>IV</b>	PP to upload the SWD remarks.
<b>V</b>	PP to ensure that nalla not to cover with cement slab but can be covered by grating of suitable strength.
<b>VI</b>	PP to upload the note regarding efficient light result & also to list down the mitigation measures provided for the same.
<b>VII</b>	PP to abide the all conditions laid in the Nalla remarks received vide letters dated 22/10/2014,25/3/2015 & 24/11/2015.
<b>VIII</b>	PP to abide the all conditions laid in the CFO NoC dated 19/8/2019.
<b>IX</b>	PP to provide Fire hydrants along with necessary equipment on top of the podium and separate stair case which go direct to the podium for fire man.
<b>X</b>	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
<b>XI</b>	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
<b>XII</b>	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
<b>XIII</b>	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.
<b>XIV</b>	SEIAA decided to grant EC for - FSI: 137110.41 m2, Non-FSI:152042.70 m2 and Total BUA: 289153.11m2 ( Plan Approval no-CHE/ES/1321/T/337 (New)/Amend(2), Date-06.12.2019)

**General Conditions:**

<b>I</b>	E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.



III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

<b>XLVIII</b>	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
<b>XLIX</b>	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
<b>L</b>	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
<b>LI</b>	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.
<b>LII</b>	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
<b>LIII</b>	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.
<b>LIV</b>	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.

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

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

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

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

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

  
Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

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



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: March 12, 2018

To,  
M/s Atmosphere Realty Pvt. Ltd  
at At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai

**Subject:** Environment Clearance for Expansion of 'Atmosphere' Residential Development Project  
Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 118th meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

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

1.Name of Project	Atmosphere Residential Development Project
2.Type of institution	Private
3.Name of Project Proponent	M/s Atmosphere Realty Pvt. Ltd
4.Name of Consultant	Municipal Architect - M/s Space Age Consultants; Design Architect - M/s Sandeep Shikre & Associates; Structural Consultant - M/s J+W Consultants LLP; Environmental Consultant - M/s Enviro Analysts and Engineers Pvt. Ltd.; Traffic Consultant - M/s GMD Engineering Consultants Pvt. Ltd.; DMP Consultant - M/s Bonde Technical Services; Geotechnical Consultant - M/s Global Geotechnics ; MEP Consultant - M/s Pankaj Dharkar & Associates; Landscape Consultant - M/s WAHO Landscape Architects
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing Residential Development Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, environmental clearance has been obtained earlier for existing project. The EC letter (SEAC-2015/CR-41/TC-1) received dtd 1st February 2016.
8.Location of the project	At plot CTS no. 784/1, 785, 786, 788, 790, 791, 792A, 793 & 848 of village Nahur, Mumbai
9.Taluka	Nahur
10.Village	Nahur
11.Area of the project	MCGM (Municipal Corporation of Greater Mumbai)
12.IOD/IOA/Concession/Plan Approval Number	IOD Approval No : Tower 1 - CE/5230/BPES/AT; Tower 2 - CE/5231/BPES/AT <b>IOD/IOA/Concession/Plan Approval Number:</b> IOD Approval No : Tower 1 - CE/5230/BPES/AT; Tower 2 - CE/5231/BPES/AT <b>Approved Built-up Area:</b> 260976.70 sq.m
13.Note on the initiated work (If applicable)	For Tower-I (Wings A,B and C), RCC work is completed till 37th floor for wings A & B & till 32nd floor for Wing C. Also, 2 nos. basements + Ground + 3 nos. podiums + Landscape podium has been completed. Construction work for Tower II (Wings D,E,F,G) has not started so far.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	IOD Approval No : Tower 1 - CE/5230/BPES/AT Tower 2 - CE/5231/BPES/AT
15.Total Plot Area (sq. m.)	56509.50
16.Deductions	12312.48
17.Net Plot area	44197.02
18.Proposed Built-up Area (FSI & Non-FSI)	<b>FSI area (sq. m.):</b> 113174.30 <b>Non FSI area (sq. m.):</b> 147802.40 <b>Total BUA area (sq. m.):</b> 260976.70
19.Total ground coverage (m2)	19380.39

**SEIAA Meeting No: 118 Meeting Date: March 1, 2018 ( SEIAA-STATEMENT-000000216 )**  
**SEIAA-MINUTES-000000298**  
**SEIAA-EC-000000192**

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**Shri Satish.M.Gavai (Member Secretary SEIAA)**

20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	43.85%
21.Estimated cost of the project	15500000000



# Government of Maharashtra

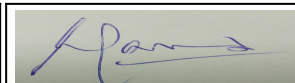
## 22. Production Details

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

## 23. Total Water Requirement

<b>Dry season:</b>	Source of water	MCGM / treated water from STP
	Fresh water (CMD):	550
	Recycled water - Flushing (CMD):	275
	Recycled water - Gardening (CMD):	92
	Swimming pool make up (Cum):	600 (Tanker Water)
	Total Water Requirement (CMD) :	917
	Fire fighting - Underground water tank(CMD):	950
	Fire fighting - Overhead water tank(CMD):	350 (50000 LTS. for each Tower)
	Excess treated water	277
<b>Wet season:</b>	Source of water	MCGM/RWH/ treated water from STP
	Fresh water (CMD):	395 (MCGM) + 155 (RWH)
	Recycled water - Flushing (CMD):	275
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	600
	Total Water Requirement (CMD) :	825
	Fire fighting - Underground water tank(CMD):	950
	Fire fighting - Overhead water tank(CMD):	350 (50000 LTS. for each Tower)
	Excess treated water	369
<b>Details of Swimming pool (If any)</b>	Tanker water shall be used for swimming pool.	

# Maharashtra



## 24.Details of Total water consumed

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

<b>25.Rain Water Harvesting (RWH)</b>	<b>Level of the Ground water table:</b>	3.00 m depth from existing ground level.
	<b>Size and no of RWH tank(s) and Quantity:</b>	Tower 1 : 140 KLD x 1nos. ; Tower 2 : 170 KLD x 1nos.
	<b>Location of the RWH tank(s):</b>	Tower 1 : RWH Tank is located at Basement 1 & 2 level; Tower 2 : RWH Tank is located at Basement 1 level
	<b>Quantity of recharge pits:</b>	Recharge Pits not provided
	<b>Size of recharge pits :</b>	Not Applicable
	<b>Budgetary allocation (Capital cost) :</b>	0.50 Crores
	<b>Budgetary allocation (O &amp; M cost) :</b>	2.5 lakhs/annum
<b>Details of UGT tanks if any :</b>	Tower 1 : Capacity of Domestic Water Tank - 324 cum Capacity of Flushing Water Tank - 162 cum Capacity of Fire Water Tank - 400 cum Capacity of Rain Water Harvesting Tank - 140 cum Location of tank - UG Tank is located at Basement 1 & 2 level  Tower 2 : Capacity of Domestic Water Tank - 212 cum Capacity of Flushing Water Tank - 106 cum Capacity of Fire Water Tank - 450 cum Capacity of Rain Water Harvesting Tank - 170 cum Location of tank - UG Tank is located at Basement 1 level	

<b>26.Storm water drainage</b>	<b>Natural water drainage pattern:</b>	East to West
	<b>Quantity of storm water:</b>	4.084 cum/sec
	<b>Size of SWD:</b>	0.45 m X 0.45m, 0.45 m X 0.9m

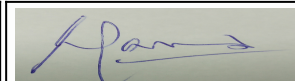
<b>27.Sewage and Waste water</b>	<b>Sewage generation in KLD:</b>	715
	<b>STP technology:</b>	MBBR
	<b>Capacity of STP (CMD):</b>	Tower 1: 430 KLD ; Tower 2 : 300 KLD
	<b>Location &amp; area of the STP:</b>	1st Basement Level for both Towers 1 & 2; 386 sqm for Tower 1; 268sqm for Tower 2
	<b>Budgetary allocation (Capital cost):</b>	1.45 Crores
	<b>Budgetary allocation (O &amp; M cost):</b>	11.5 lakhs /annum



## 28.Solid waste Management

<b>Waste generation in the Pre Construction and Construction phase:</b>	<b>Waste generation:</b>	Soil was excavated for construction of basements of Tower 1 is already transported and disposed off at designated unloading site.; Quantity of the top soil (200 cum) to be preserved for landscaping.; 35,415 cum excavated material which will be generated in the process of reformation of levels, pile foundation etc out of which 5,312 cum of Excavation shall be used for backfilling and for the purpose of constructing internal roads and rest quantity of 30,103 cum shall be sent for disposal to autho
	<b>Disposal of the construction waste debris:</b>	The broken tiles generated to be used as china mosaic for terrace.Scrap material and other recyclable material like empty cement bags and empty paint cans to be sold to recyclers.;
<b>Waste generation in the operation Phase:</b>	<b>Dry waste:</b>	1191
	<b>Wet waste:</b>	1786
	<b>Hazardous waste:</b>	Not Applicable
	<b>Biomedical waste (If applicable):</b>	Not Applicable
	<b>STP Sludge (Dry sludge):</b>	30 kg/day
	<b>Others if any:</b>	NA
<b>Mode of Disposal of waste:</b>	<b>Dry waste:</b>	To be hand over to Local Recyclers for recycling
	<b>Wet waste:</b>	To be processed in the OWC. Manure obtained shall be used for landscaping / Gardening, Excess manure shall be sold to nearby end users.
	<b>Hazardous waste:</b>	NA
	<b>Biomedical waste (If applicable):</b>	NA
	<b>STP Sludge (Dry sludge):</b>	To be used as a manure
	<b>Others if any:</b>	NA
<b>Area requirement:</b>	<b>Location(s):</b>	On Ground
	<b>Area for the storage of waste &amp; other material:</b>	57.2 sq.m.
	<b>Area for machinery:</b>	5.56 sq.m.
<b>Budgetary allocation (Capital cost and O&amp;M cost):</b>	<b>Capital cost:</b>	0.54 Crores
	<b>O &amp; M cost:</b>	15 lakhs /annum

# Government of Maharashtra



## 29.Effluent Charecterestics

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



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### 30. Hazardous Waste Details

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

### 31. Stacks emission Details

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

### 32. Details of Fuel to be used

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

Source of Fuel: Not applicable  
 Mode of Transportation of fuel to site: Not applicable

### 33. Energy

<b>Power requirement:</b>	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	300kW
	DG set as Power back-up during construction phase	250kVA
	During Operation phase (Connected load):	19.97 MW
	During Operation phase (Demand load):	6.66 MW
	Transformer:	Tower 1-1000kva x 3; Tower 2 : 1000kva x 2
	DG set as Power back-up during operation phase:	2 nos. of 750KVA; 2 nos. of 500KVA
	Fuel used:	High Speed Diesel
Details of high tension line passing through the plot if any:	LOC No. 18 to 19 of 220KV Kalwa - Borivali & Mulund - Bhandup GIS D/C line of MSEDCL	

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

Providing 25% of street lighting on solar; Savings due to capacitors for common area load and club house load ; Savings due to use of VFD driven hydropneumatic plumbing systems and LIFTS @ 25% minimum; Savings due to Providing timers for 3 time zones - 4 hours 100% lighting / 4 hours 50% lighting and 4 hours 25% lighting for 12 hour lighting cycle for common / parking and street lighting - hence overall savings shall be 40%; Savings due to electronic ballast; Savings due to lamp

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

Serial Number	Energy Conservation Measures	Saving %
1	Tower 1	Saving Units
2	Savings due to lamp	1620.4 units
3	Savings due to electronic ballast	833.35
4	Savings due to timer / sensor	419.68
5	Savings due to use of VFD driven hydropneumatic plumbing systems and LIFTS @ 25% minimum	2175.80
6	Savings due to solar lighting	30

7	Savings due to capacitors for common area load and club house load	1353.03
8	Average KWH/Annum Saving	2347772.92
9	AVERAGE ANNUAL ENERGY SAVINGS IN %:	20.28%
10	Tower 2	Saving Units
11	Savings due to lamp	1757.18
12	Savings due to electronic ballast	903.69
13	Savings due to timer / sensor	576
14	Savings due to use of VFD driven hydropneumatic plumbing systems	1,405.50
15	Savings due to solar lighting	40
16	Savings due to capacitors for common area load	1095.61
17	Average KWH/Annum Saving	2108961.69
18	AVERAGE ANNUAL ENERGY SAVINGS IN %	21.81%

### 37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	1.75 Crores
	O & M cost:	10.8 lakhs

### 38.Environmental Management plan Budgetary Allocation

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

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water Environment	Water for Dust Suppression	5
2	Site Sanitation & Safety	Site Sanitation & Safety	2
3	Environmental Monitoring	Environmental Monitoring (Noise, Water & Soil-Project site (4 times a year)	4
4	Disinfection	Disinfection	1
5	Health Check up	Health Check up	2
6	Total Cost	Total Cost	14

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

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Environment	STP	145	11.5
2	Water Environment	Rain water harvesting	50	2.5
3	Energy	Energy Saving	175	10.8
4	Landscaping	Gardening	100	10
5	Solid Waste Management	OWC	54	15
6	Disaster Management	Fire fighting equipments	240	11.5
7	Total	NA	764	61.3

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

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

#### 40.Any Other Information

No Information Available



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	<b>CRZ/ RRZ clearance obtain, if any:</b>	NA
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	The project site is 1.84 Km away (aerial distance) from Sanjay Gandhi National Park. The project doesn't fall under the ecosensitive zone as per ESZ notification dated 5th Dec, 2016
	<b>Category as per schedule of EIA Notification sheet</b>	8(b) B1
	<b>Court cases pending if any</b>	NA
	<b>Other Relevant Informations</b>	NA
	<b>Have you previously submitted Application online on MOEF Website.</b>	Yes
	<b>Date of online submission</b>	18-11-2016

**3. The proposal has been considered by SEIAA in its 118th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

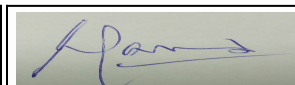
**Specific Conditions:**

<b>I</b>	PP to ensure that covering above the STP on ground level flooring in building No 2 should be removed to have more ventilation.
<b>II</b>	PP to ensure that 10% energy conservation should be through renewable sources. PP to revise the energy calculations & submit the same.
<b>III</b>	PP to submit approval to the amended plans before the SEIAA. And upload the concession plans.
<b>IV</b>	PP to submit & upload EC compliance report, as discussed in the meeting.
<b>V</b>	As agreed, PP to retain area ad-measuring 12119.00 Sq.m. as a RG on ground as per earlier EC. PP to upload the revised RG statement.
<b>VI</b>	PP to upload EIA report which was presented before SEAC-II, on website.
<b>VII</b>	PP to submit letter of commitment for drinking water to the project from Municipal Corporation.
<b>VIII</b>	PP to submit & upload revised evacuation time calculations.
<b>IX</b>	PP to submit & upload all approvals, NOC received for revised proposed expansion.
<b>X</b>	Hon'ble High Court has put a ban on new constructions in MCGM area. Building permissions may be considered by the Local Body strictly adhering to High Court's order
<b>XI</b>	PP to upload the plans duly stamped & signed submitted for approval to the local body, EIA report, Disaster Management Plan, Environmental Management Plan, traffic study and other above said compliances etc on the website of ec.mpcb.in

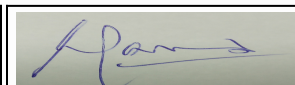
**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
<b>III</b>	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.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC & SEIAA.
<b>V</b>	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
<b>VI</b>	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.
<b>VII</b>	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
<b>VIII</b>	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.



XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.





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

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

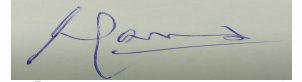
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

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

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

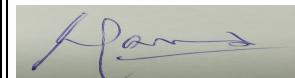


Shri Satish.M.Gavai (Member Secretary SEIAA)

**Copy to:**

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

Government of  
Maharashtra



# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
E-mail: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2<sup>nd</sup> - 4<sup>th</sup> Floor  
Opp. Cine Planet Cinema,  
Near Sion Circle, Sion (E)  
Mumbai-400 022.

Consent order No. Format 1.0/BO/CAC-cell/UAN No. 0000060138/CE/10<sup>th</sup>CAC- 1963000718  
Date- 13/03/2019

To,  
M/s Atmosphere Realty Pvt. Ltd.,  
CTS Nos. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848,  
Village Nahur, Mulund (W), Mumbai – 400 080.

**Subject: Grant of re-validation of Consent to Establish for construction of Residential Building project "Atmosphere" in Red Category.**

- Ref.: 1. Environmental Clearance granted by letter No. SEIAA-EC-0000000192 dtd. 12/03/2018.  
2. Previous Consent to Establish No. Format 1.0/BO/CAC-Cell/EIC No. MU-5353-13/CE/CAC-9350 dtd. 11/11/2013.  
3. Minutes of Consent Appraisal Committee meeting held on 29/01/2019.

**Your application No. 0000060138 Dated 06/11/2018.**

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 under Rule 6 of the Hazardous and Other Wastes (Management and Transboundary 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 Consent to Establish is granted for period up to commissioning or up to 11/11/2023 whichever is earlier.
2. The capital investment of the remaining part of the project is Rs. 686.28 Crs as per C.A. Certificate submitted by project proponent.
3. The Consent to Establish is granted for construction of Residential Building project "Atmosphere" of M/s Atmosphere Realty Pvt. Ltd. at plot bearing CTS Nos. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848, Village Nahur, Mulund (W), Mumbai – 400 080 on total plot area 56,509.50 sq. mtrs. for remaining construction BUA 1,28,222.46 sq. mtrs. with increase in construction BUA 73,011 sq. mtrs. i.e. total construction BUA for re-validation of Consent to Establish is 2,01,233.46 sq. mtrs. out of total construction BUA 2,60,976.7 sq. mtrs. as per Environmental Clearance & Commencement Certificate issued by Local Body including utilities and services.

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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	450	As per Schedule –I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to sewerage system provided by Local Body.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
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1	D.G. Sets (2x500 & 2x600 KVA)	4	As Per Schedule -II
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**6. Conditions under Municipal Solid Waste Management Rule, 2016:**

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	573.6 Kg/day	OWC followed by composting	Used as Manure
2	Non-Biodegradable	860 Kg/day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	As actual Kg/D	--	Used as Manure

**7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Used/ Spent Oil	As actual	Ltrs/A	--	Sale to Auth. Party/ Recycler

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall comply with the conditions of the Environmental clearance granted vide letter No. SEIAA-EC-0000000192 dtd. 12/03/2018.
- Project Proponent shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 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 and/ or connected to local body sewer line.
- Project Proponent shall install organic waste digester along with composting facility/ bio-digester (biogas) with composting facility for the treatment of wet garbage.
- Project Proponent shall not take effective steps towards BUA construction beyond 2,60,976.70 sq. mtrs. prior to obtaining Environment Clearance for proposed expansion.**
- Project Proponent shall obtain NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.
- This Consent is issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.
- Project Proponent shall submit Bank Guarantee of Rs. 25 Lakhs towards compliance of Environment Clearance and Consent to Establish conditions.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

**Received Consent fee of –**

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TXN No.	Bank Name	Date
1	Rs. 13,72,560/-	7616550	ICICI Bank	16/11/2018

**Copy to:**

- Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-IV), M.P.C. Board.  
-They are directed to ensure the compliance of the consent conditions.
- Chief Accounts Officer, MPCB, Mumbai.
- CC/CAC desk- for record & website updating purposes.

**Schedule-I**

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

- 1) A) As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 500 CMD based on MBBR technology for the treatment 450 CMD of domestic sewage.
- B) The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

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

- 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. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system.
- 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 and/ or 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 consume water as follows:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1	Industrial Cooling, spraying in mine pits or boiler feed	0.0
2	Domestic purpose	536.0
3	Processing whereby water gets polluted & pollutants are easily biodegradable	0.0
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.0



**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 to erect following stack(s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO <sub>2</sub> Kg/D
1	D.G. Sets (2 x 500 KVA)	Acoustic Enclosure	5.0 (each)	HSD	300 Kg/Hr (each)	1.0	144 (each)
2	D.G. Sets (2 x 600 KVA)	Acoustic Enclosure	5.0 (each)	HSD	360 Kg/Hr (each)	1.0	173 (each)

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 Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup>
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).




**Schedule-III**

**Details of Bank Guarantees**

Sr. No.	Consent (Renewal Of C to O)	Amt. of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity
1	C to E (re-valid)	Rs. 25 Lakh (including existing BG)	Within 15 days	Towards compliance of the EC & Consent to Establish conditions	11/11/2023	Up to 31/05/2020

\* 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.

  
Maharashtra Pollution Control Board

Schedule-IV

**Conditions during construction phase:**

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

**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 Municipal 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste Management 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.**

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
E-mail: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2<sup>nd</sup> - 4<sup>th</sup> Floor  
Opp. Cine Planet Cinema,  
Near Sion Circle, Sion (E)  
Mumbai-400 022.

Consent order No. Format 1.0/BO/CAC-cell/UAN No. 0000059392/CO(Part-I)/10<sup>th</sup>CAC- 1903001289  
Date-25/03/2019

To,  
M/s Atmosphere Realty Pvt. Ltd. (Phase-I),  
CTS Nos. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848,  
Village Nahur, Mulund (W), Mumbai – 400 080.

**Subject: Grant of Consent to 1<sup>st</sup> Operate (Part-I) for Residential Building "Atmosphere" (Phase-I) in Red Category.**

Ref.: 1. Environmental clearance granted by letter No. SEIAA-EC-0000000192 dtd. 12/03/2018.  
2. Minutes of Consent Appraisal Committee meeting held on 29/01/2019.

Your application No. 0000059392 Dated 26/10/2018.

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Transboundary 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 Consent to Operate (Part-I) is valid for period up to 31/01/2020.
2. The capital investment of the project is Rs. 723.7 Crs as per C.A. Certificate submitted by project proponent.
3. The Consent to Operate (Part-IV) is valid for Residential Building "Atmosphere" (Phase-I) of M/s Atmosphere Realty Pvt. Ltd. at plot bearing CTS Nos. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848, Village Nahur, Mulund (W), Mumbai – 400 080 on total plot area 56,509.50 sq. mtrs. for construction BUA 1,17,968.54 sq. mtrs. out of total construction BUA 2,46,191 sq. mtrs. as per Environmental Clearance & Commencement Certificate issued by Local Body including utilities and services.
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	290	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to sewerage system provided by Local Body.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	D.G. Sets (2x500 & 2x600 KVA)	4	As Per Schedule -II

6. **Conditions under Municipal Solid Waste Management Rule, 2016:**



Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	500 Kg/day	OWC followed by composting	Used as Manure
2	Non-Biodegradable	750 Kg/day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	As actual Kg/D	--	Used as Manure

7. **Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Used/ Spent Oil	As actual	Ltrs/A	--	Sale to Auth. Party/ Recycler

8. The 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 authorities.
10. Project Proponent shall submit undertaking in Board's prescribed format within 15 days regarding compliance of Environmental Clearance (EC) and Consent to Operate conditions.
11. Project Proponent shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/ building for which application for 1st Consent to Operate (Part-I) is made and that the same is included in the Environmental Clearance accorded.
12. Project Proponent shall operate Sewage Treatment Plant so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line.
14. Project Proponent shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
15. Project Proponent will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterward handover the facility to the Society for its further operation in good and working conditions.
16. Project Proponent shall obtain re-validation of Consent to Establish.
17. Project Proponent shall submit the Bank Guarantee of Rs. 25 Lakhs (including existing BG) towards O&M of pollution control system and compliance of Consent conditions.

For and on behalf of the  
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)  
Member Secretary

Received Consent fee of –

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TXN No.	Bank Name	Date
1	Rs. 14,47,400/-	7616424	ICICI Bank	03/11/2018
2	Rs. 5,47,400/-	5447688	ICICI Bank	02/03/2019

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-IV), M.P.C. Board.  
-They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

**Schedule-I**


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

- 1) A) As per your application, you have provided Sewage Treatment Plant of designed capacity 400 CMD based on MBBR technology for the treatment 290 CMD of domestic sewage.
- B) The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

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

- 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. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system.
- 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 and/ or 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 consume water as follows:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1	Industrial Cooling, spraying in mine pits or boiler feed	0.0
2	Domestic purpose	324.0
3	Processing whereby water gets polluted & pollutants are easily biodegradable	0.0
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.0



**Schedule-II**

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

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO <sub>2</sub> Kg/D
1	D.G. Sets (2 x 500 KVA)	Acoustic Enclosure	5.0 (each)	HSD	300 Kg/Hr (each)	1.0	144 (each)
2	D.G. Sets (2 x 600 KVA)	Acoustic Enclosure	5.0 (each)	HSD	360 Kg/Hr (each)	1.0	173 (each)

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 Particulate matter	Not to exceed	150 mg/Nm <sup>3</sup>
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).




Maharashtra Pollution Control Board

**Schedule-III**

**Details of Bank Guarantees**

Sr. No.	Consent (Renewal Of C to O)	Amt of BG Imposed	Submission Period**	Purpose of BG #	Compliance Period	Validity
1	C to O (Part-I)	Rs.25 Lakh	Within 15 days	Operate & Maintenance of the pollution control system & compliance of the Consent conditions	31/01/2020	Up to 31/05/2020

\* 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.

  
Maharashtra Pollution Control Board

**Schedule-IV**

**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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.**

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Public Notice

This Notice is given to all on behalf of my Clients, Dr. J. K. Salve (Ph. No. 9920013944) and Dr. Atul Deshpande (Ph. No. 9821133445) of Thane in respect of the loss of Title Deeds and Share Certificates in respect of various premises owned by RISK Care Hospital And ICCU Pvt. Ltd. in Shirin CHS Ltd. near Mahkmal Talao, Old Agra Road, Thane (W) and particularly in respect of the following units purchased by them :

- 1. Flat No. 8, 1st Floor From Mrs. Parveen Bhesania
2. Flat No. 9, 1st Floor From Mr. Parvez Bhesania
3. Flat No. 20, 1st Floor From Mr. Farokh Bhesania
4. Flat No. 21, 1st Floor From M/s. Ahrua Polycylin
5. Flat No. 22, 1st Floor From Mr. Khoshed Bhesania
6. Flat No. 18, Ground Floor From Mrs. Virgin Dias and Mrs. Clara Dias with Share Certificate
7. Flat No. 19, Ground Floor From Mr. Balwant Divekar with Share Certificate

The present Notice is being issued to the Public at large in respect of the lost Documents with the request to return the same to my Clients and / or to my Office subject to payment of requisite expenses, if any within 7 days from the issuance hereof.

Kaiser Ansary (Advocate)

107, Bhiwandiwala Premises, Above Axis Bank, Next to Thane District Court, Thane (West) 9820832912

PUBLIC NOTICE

Notice is hereby given that my clients T. M. Mohamed Abdurrahman and Munaf Mohamed are purchasing stilt Car Parking No. C-003 (P3) from Mr. Alban A. D'Souza in Uphar CHS Ltd., Off. J. P. Road, Seven Bungalows, Versova, Andheri (West), Mumbai-400 061. Anybody having any claim objection for above sale may lodge their claim, objection, within Seven days from publishing this notice to the under signed.

A. G. Pawar, Adv. High Court 1005, Natasha Tower CHS Date : 04.02.23

PUBLIC NOTICE

Mrs. Kavita Kishor Khot a member of Aniket CHS Ltd., CTS No. 1348, Link Road, Chhatrapati Shivaji Complex, Dahisar East, Mumbai-400068, and holding Flat No. 10, on the Fourth floor, in the building of the society and holding shares therein. That Mrs. Kavita Kishor Khot expired on 20.02.2022 without making any nomination.

The society hereby invites claims or objections from the heir or heirs or other claimants / objector or objectors to the transfer of the said shares and interest of the deceased member in the capital / property of the society within a period of 15 days from the publication of this notice, with copies of such documents and other proofs in support of his / her / their claims / objections for transfer of the shares and interest of the deceased member in the capital / property of the society. If no claims / objections are received within the period prescribed above, the society will be free to deal with the shares and interest of the deceased member in the capital / property of the society in such manner as are provided under the bye-laws of the society.

For and on behalf of Aniket Co-operative Housing Society Ltd. Hon. Secretary Place: Mumbai Date: February 02, 2023

BOI Bank of India Relationship beyond banking. Raviraj Apartment, Bhausaheb Dandekar Marg, Off. Mahim Road, Palghar - 401 404. Tel.: 0225 250235 / 2525 250353. E-mail: Palghar.MumbaiNorth@bankofindia.co.in

POSSESSION NOTICE

[See Rule 8(1)] [For Immovable Property]

Whereas The undersigned being the Authorised officer of the Bank of India, branch at Raviraj Apartment, Dandekar Marg, Opp. Mahim Road, Palghar, Tal & Dist. Palghar-401 404 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 05.06.2008 calling upon the borrower Mrs. Archana Arvind Sathvi to repay the amount mentioned in the notice being Rs. 12,19,000/- (Rupees Twelve Lakhs Nineteen Thousand Only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic/Physical Possession of property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the Security (Enforcement) Rules, 2002 on this 31st day of January of the year 2023.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of India for an amount of Rs. 12,19,000/- (Rupees Twelve Lakhs Nineteen Thousand Only), and interest and other charges thereon.

The Borrowers attention is invited to provisions of Section 13(8) of the Act, in respect of time available, to redeem the secured assets. Description of Immovable Property: All that part and parcel of the property i.e. Flat No. B-202, 2nd Floor, B Wing, Om Sai Nagar CHSL., At & Post. Palghar, Tal & Dist. Palghar. Date: 31.01.2023 Place: Palghar Authorised Officer

Government of Maharashtra

SOIL AND WATER CONSERVATION DEPARTMENT Office of the District Water Conservation Officer, Soil and Water Conservation Department, Dhule E-mail - ee.mils.dhule@gmail.com, Telephone No. 02562-277314

E-Tender Notice No. 26 for the Year 2022-23

Online E-Tender for below mentioned work in invited from the contractors registered in Appropriate Class with Government of Maharashtra, Public works Department by District Water Conservation Officer, Soil & Water Conservation Division, Dhule. The Blank B-1 Tender Document in e-tender form are available on website http://mahatenders.gov.in. Right of accept or reject any or all tenders are reserved with District Water Conservation Officer, Soil and Water Conservation Department, Dhule. Conditional Tenders will not accept and shall be rejected outright.

Table with 6 columns: SR. NO., Name of work, Estimate d Tender Cost (Rs. Lac), Tender fee (Rs.), EMD Amount (Rs.), E-Tender Download Period, Tender Opening (Technical Envelope). Row 1: Gated Cement Concrete Bandhara @ Lamkani-1, Lalling-2 (Diwanmal) Tal. Dhule, Dist. Dhule. Estimate 117.50, Tender fee 2360/-, EMD 117500/-, Download Dt. 06/02/2023 To 24/02/2023, Opening Dt. 24/02/2023 (If possible).

E Tendering Process & Procedures are available below. 1. Website http://mahatenders.gov.in (If any change in this Notice will be convey on the same website.) 2. Detailed tender notice is available on the Notice board of District Water Conservation Officer, Soil and Water Conservation Department, Dhule O/No./Date 03/02/2023 Office of the District Water Conservation Officer, Soil and Water Conservation Division, Dhule DGIPR 2022-23/5666

UCO BANK (A Govt. of India Undertaking) Honours Your Trust Zonal Office, 359, UCO Bank Building, 1st Floor, Dr. D.N. Road, Hutatma Chowk, Fort, Mumbai-400001, Ph.No: 022-40544350/40544352

PUBLIC AUCTION NOTICE

DATE OF E-AUCTION- 27-FEBRUARY-2023

E-Auction Sale notice for Sale of Repossessed Vehicles Hypothecated in Bank's Favour Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described vehicle(s) in possession of UCO Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 27-FEBRUARY-2023, for recovery of amounts due to UCO Bank from the following Borrower(s)/ Guarantor(s). The reserve price and the earnest money deposit amount are as mentioned in the table below.

Table with 4 columns: SL. No., Name of the Branch and Borrower, Details of the Vehicle, Reserve Price & Earnest Money, Contact Person. Row 1: POWAI BRANCH M/S SHWETA TOURS & Travels. Make and Model: HYUNDAI XCENT CRDI PRIME T+ Registration No.: MH - 03 P - 7448 Year of Manufacture: 2018. Reserve Price: Rs. 1,15,000/-, Earnest Money: Rs. 11,500/-. Contact: Mr. Hari Kumar Mishra 9324048036

TERMS & CONDITIONS: 1. The auction will be conducted through the bank's approved e-auction Service Provider M/s Antares Systems Limited, Bangalore at the web portal www.bankauctionwizar.com on 27.02.2023 from 03:00 pm to 04:00 pm, with unlimited extensions of 5 minutes each. E-Auction tender documents containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available on www.bankauctionwizar.com. 2. The intending bidders should submit the earnest money by way of Pay Order/ Demand Draft favoring "UCO Bank" on or before 4:00 pm of 24.02.2023. Earnest Money Deposit (EMD) as mentioned in the sale notice is required to be deposited in a closed cover along with above referred process for taking part in e-Auction with Branch Head, on or before 24.02.2023 up to 4 p.m. along with Demand Draft/ Banker's Cheque favoring "UCO BANK" payable at MUMBAI pertaining to above referred EMD. 3. The envelope should be super scribed "EMD for e-Auction A/c (Name of the Account)" with having proper information of (i) Name (ii) Address (iii) valid e-mail id and Contact no. (Registered with e-Auction website) (iv) KYC Documents and signed by the authorized person of the bidder only. 4. EMD amount shall be paid through Banker's Cheque/ Demand Draft drawn in favor of "UCO Bank" payable at Mumbai. The EMD is refundable, if the bid is not successful. Cheques will not be accepted for the purpose. Bidders, not depositing the earnest money, will not be allowed to participate in the e-Auction. 5. The vehicle is available for inspection by intending bidders during business hours on any working day on or before 24.02.2023 with prior appointment. 6. The Bank will not be held liable for any charge, lien, encumbrances, tax or any other dues to the government or anybody in respect of the vehicle auctioned. 7. This is also a notice to Borrower/ Guarantor of the aforesaid loan about holding of auction sale on above mentioned date if their outstanding dues are not paid in full. 8. The intending participants of e-Auction may download free of cost copies of the Sale Notice, Terms & Conditions of e-Auction, from www.bankauctionwizar.com for the purpose of participation in the e-Auction. 9. First of all intending bidder/purchaser has to visit e-Auction website www.bankauctionwizar.com for online registration for taking part in above referred e-Auction, generation of user id and password for downloading documents bidders may contact M/s Antares Systems Limited as per the details provided above. 10. All persons participating in e-Auction should submit their sufficient and acceptable proof of their identity, residence, authority and also PAN/TAN cards etc at the time of deposit of EMD. 11. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount less EMD amount deposited, immediately (latest by 28.02.2023) and the remaining amount shall have to be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount paid will be forfeited by the Branch Head and Branch Head shall have the liberty to cancel the auction and conduct a fresh auction. 12. On receipt of the entire sale consideration, the Branch Head shall issue the Sale Certificate as per rules. 13. All expenses relating to stamp duty and registration of Sale Certificate/conveyance, if any, shall be borne by the successful bidder. 14. Due to any administrative exigencies, necessitating change in date and time of e-Auction sale will be intimated through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider. 15. The Branch Head has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale without assigning any reason thereof. It may be noted that nothing in this notice constitute or deemed to constitute any commitment or representation on the part of the bank to sell the vehicle. 16. The above properties/assets shall be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS". The intending bidder should make their own inquiries regarding any statutory liabilities, lien, encumbrances, tax or any other dues to the government or anybody in respect of the vehicle auctioned. 17. Particulars specified in schedule above have been stated to the best of the information of the Branch Head and/or Bank will not be answerable for any error, misstatement or omission in this public notice. 18. Please consider the bid increment amount of Rs. 5,000.00 (Rupees Five Thousand Only). 19. For any query related to e-Auction, intending bidders may contact service provider M/s Antares Systems Limited, Bangalore, Contact person - Mr. Manohar S, Mob No: 9686196755, Email: manohars@antaresystems.com. No cheque will be accepted for EMD. Sd/- Zonal Manager Zonal Office, Fort, Mumbai Date:-03.02.2023 Place:- Mumbai

PUBLIC NOTICE

Notice is hereby given on behalf of our Client who is intending to purchase One Residential Premises from MR RAJENDRA SINGH AND MRS URMIL SINGH both are Non-Residents of Indian origin. TAKE NOTICE that we are investigating the title of MR RAJENDRA SINGH AND MRS URMIL SINGH, members of Palash Towers A & B Wing Co-operative Housing Society Limited holding five shares covered under Share Certificate No : 35 bearing Distinctive Nos : 171 to 175 (both inclusive) and inter alia the owner of Flat No : 75 in B-Wing, admeasuring 940 sq. ft. carpet area or thereabouts situated on the 7th Floor, of "B" Wing of Palash Towers A & B Wing Co-operative Housing Society Limited, which is standing on piece of land bearing City Survey No. 720 (D) as per Agreement and City Survey No. 720 (D) (as per Occupation Certificate) of Village Oshiwara, Taluka Andheri, Mumbai Suburban District, lying being at Veera Desai Road, Andheri (W), Mumbai 400 053 (for short "the said premises"). Any person/persons / Body Corporate / Financial Institution/s / Government having any claim or right in respect of the said premises by way of inheritance, share, sale, mortgage, lease, lien, in-pendence, charge, encumbrance, exchange, gift, tenancy, easement, occupation, possession, however or otherwise, is requested to intimate to the undersigned within 14 days from the date of publication of this notice of his / her / their claim, if any, with all supporting documents duly certified by Notary Public, failing which the transaction shall be completed without reference to such claim and the claims, if any, of such person/s shall be treated as waived and not binding on our client. Dated this 4th day of February, 2023. For A. BHARAT & CO., Sd/- Bharat T. Manubarwala Advocate & Solicitor 1, Rajgir Chambers, 1st Floor, 12, Shahid BhagatSingh Road, Opp. Old Custom House, Fort, Mumbai: 400 001

PUBLIC NOTICE

Notice is hereby given that the Original Agreement for sale dated 20.04.1982 between M/s. Apollo Enterprises Builder and M/s. Bhagyodini and the original registered agreement for sale dated 07.12.1985 between M/s. Bhagyodini and M/s. Gift House and also the stamp duty receipt, registration annexures with the index II in respect of a Unit B-25 Apollo Industrial Estate of Mahakali Caves Road, Andheri East, Mumbai 400093 are missing/lost from our client M/s. Dreams Space Pvt. Ltd., Mumbai 400093. A report of the same has been lodged at Andheri (E) MIDC Police Station. If found, kindly inform the undersigned within 15 days of this publication. Sd/- Bekay Legal A-102, Chadha Premise, Tolly Gally Cross Rd, Andheri (East), Mumbai 400069, India. Contact No.: 9820048975 Email: bekaylegal@gmail.com

PUBLIC NOTICE

All the concerned persons including benefited residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s Atmosphere Realty Private Limited, 12th Floor, Krushal Complex, G. M. Road, Chembur (W), Mumbai - 400089, Maharashtra for their "ATMOSPHERE" a Residential Cum Commercial Project Scheme located at 784 / 1, 785, 786, 788, 790, 791, 792 / A, 793 & 848 of village Nahur, Mumbai

Take notice that our clients are in the process of entering into a Sale Deed and/or Deed of Transfer with the vendors viz. (i) Mr. Hareesh Babul Bohra and (ii) Mrs. Neha Hareesh Bohra, having their address at Flat No.3301, Le Palazzo building, August Kranti Marg, Nana Chowk, Mumbai - 400 036 for acquiring all their rights, title and interest in the premises as more particularly described in the schedule hereunder written. If any person or persons and/or party or parties has or have any right, claim, title, interest and/or objection of any nature whatsoever arising out of the Premises or any part thereof by way of sale, transfer, lease, mortgage, assignment, exchange, share, benefit, lease, sub-lease, tenancy, sub-tenancy, license, lien, encumbrance, occupation, easement, gift, charge or any such other type of claim or any other right by way of trust, inheritance and/or any other right with any other name/s or of any nature whatsoever in connection to and/or in relation to the Premises as mentioned in Schedule hereunder written or in connection to Mr. Hareesh Babul Bohra and Mrs. Neha Hareesh Bohra, then the same should be notified/intimated to the undersigned in writing within a period of 14 days from the date of publication hereof, failing which the claim and/or objection, if any, of such person or persons in respect of the premises or Mr. Hareesh Babul Bohra and Mrs. Neha Hareesh Bohra, shall be deemed to have been waived and/or given up and no claim and/or objection of any nature whatsoever in connection therewith shall be entertained thereafter. SCHEDULE OF THE PREMISES Flat No. 2301, 23rd floor, Le Palazzo Tower, admeasuring of 213.34 sq.mtr built up area, along with 3 car parking spaces/room, in "Le Palazzo Co-operative Housing Society Limited", being situated at August Kranti Marg, Nana Chowk, Grant Road (west) Mumbai - 400 036, on plot of land bearing C.S. No. 4/519 to 8/519 and 10/519 of Malbar Hill and Cumballa Hill Division, within Mumbai Municipal Limits, within the Registration District of Mumbai and all the benefits arising / attached thereto together with shares to be issued by the said society. Dated this 4th day of February 2023

Sd/- Tushar A. Goradia, Advocates 12 - 14, 3rd Floor, Bell Building, 6, Sir PM Road, Next to Bombay Stores, Fort, Mumbai: 400 001

FULLERTON INDIA HOME FINANCE COMPANY LIMITED

Corporate Off.: Flr. 5 & 6, B-Wing, Supreme IT Park, Supreme City, Powai, Mumbai - 400 076 Regd. Off.: Megh Towers, Flr. 3, Old No. 307, New No. 165, Poonamallee High Road, Madurai, Tamil Nadu - 600 095

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Notice is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ("Secured Assets") mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Fullerton India Home Finance Company Limited ("Secured Creditor"), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to Fullerton India Home Finance Company Limited/Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and Last Date of EMD deposit is also mentioned herein below:

Table with 3 columns: 1) Date & Time of E-Auction: 20.02.2023 at 11:00 AM to 01:00 PM (with unlimited extensions of 5 minute each) 2) Last Date & Time of Submission of Request Letter of Participate/KYC Documents/Proof of EMD, etc.: 17.02.2023. Table with columns: Sl. No., Name of the Borrower(s) / Guarantor(s) LAN, Demand Notice Date & Amount, Description of the Properties. Row 1: (1) Mr. Mohammad Anjum B Khopkar, (2) Mr. Mohammed Shadab B Khopkar, (3) M/S. S.K. Traders, (4) M/S. Star Associates. Add. 1: 201, Trivedi Avenue, CHSL, Trivedi Nagar, Hadry Chowk, Mira Road East, Maharashtra - 401107, Add. 2: 110, Barkat Ali Virani Marg, Yasin Palace, 1st Floor, Room No.1, Mumbai, Maharashtra, Add. 3: C.T.S. No. 963/1 to 3, Office No.1, above Cafe Mezban, Pipe Road, Moreshwar Patankar Marg, Kurla West, Mumbai - 400070, Add. 4: House No. 362, Shop No. 3, Sector 12/C, Koparkhairane, Navi Mumbai, Thane, Maharashtra - 400709, Add. 5: F/201, 2nd Floor, Rasgaj Theater Road, Mira Road East, Dist - Thane - 401187, Add. 6: Flat No. 504, 5th Floor, Siraj Residency, Kahn Abdul Majid Marg, Baramanwadi, Kurla West, Mumbai - 400070. Reserve Price: Rs. 73,15,000/- (Rupees Seventy Three Lakh Fifteen Thousand only). Earnest Money Deposit: Rs. 7,31,500/- (Rupees Seven Lakh Thirty One Thousand Five hundred only). Bid Incremental Value: Rs. 73,150/- (Rupees Seventy Three Thousand One Hundred Fifty only).

Details terms and conditions of the sale are as below and the details are also provided in our/secured creditor's website at the following link/website address (https://disposalhub.com and https://www.grihashakti.com/pdf/E-Auction.pdf). The Intending Bidders can also contact Mr. Sunil More, on his Mob. No. 77382 20952, E-mail: sunil.more@grihashakti.com Sd/- Authorized Officer FULLERTON INDIA HOME FINANCE COMPANY LIMITED Date: 04.02.2023

SBI State Bank of India

Authorised Officer's Details:- Name-Mr. Bipin Kishore Bha, Mobile No. - 8458955111 Madhavi Shetty - 8420406412 Landline No. (Office)-022-41611403 Stressed Assets Management Branch-II, Raheja Chambers, Ground Floor, Wing -B, Free Press Journal Marg, Nariman Point, Mumbai 400021 Tel.No:022-41611403, Fax.No:022-22811403, E-mail id: team10.15859@sbi.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to (State Bank of India) as secured creditor, the symbolic possession of which has been taken by the Authorised Officer of State Bank of India, the secured creditor will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS". The E-auction of the charged properties/ies (under SARFAESI Act, 2002) for realisation of Bank's dues will be held on and on the terms and conditions specified hereunder

Table with 3 columns: Name Of Borrower(s), Name of Guarantor(s), Outstanding Dues for Recovery of which Property/ies is/are Being Sold. Row 1: Tanishq Realities, Personal Guarantors. Reserve Price: Rs. 20,80,09,486.35 as on 31.01.2023 + interest thereon w.e.f. 19.09.2019 + expenses & costs. Demand Notice Date: - 07.10.2019. Table with columns: Name of Title Deed Holders, Description of property/ies, Date & Time of e-Auction, Reserve Price and EMD Details, Date & Time of Inspection property. Row 1: Tanishq Realities, Lot No.1:-Project Name:- Tanishq Vlasta All 57 unsold flats in Wing D,E,F wing of the property bearing S. no 22, Hissa No. 9, situated at revenue village Alandi Devachi, Taluka Chhatrapati Shivaji Maharaj, District Khandesh, Pune, Maharashtra. Details of the unsold flats are as under- Table with columns: Wing, No. of unsold flats, Valuation of unsold flats. Row 1: D, 28, 8,73,46,560.00. Row 2: E, 18, 6,23,14,560.00. Row 3: F, 11, 2,69,47,200.00. Total 57, 17,66,08,320.00. Reserve Price and EMD Details: Rs. 17.66 crore Below which the property will not be sold. Earnest Money Deposit (EMD) 10% of the Reserve Price i.e. Rs. 17.66 Lacs. Bid Increment Amount, Rs.1,00,000/-

"CARE: It may be noted that, this e-auction is being held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WHATEVER THERE IS". Intending Bidders / purchasers has to transfer the EMD amount through registration in our service provider M/s MSTC Ltd. e-auction web portal https://www.mstccomerce.com/auction/home/bapi/index.jsp through online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allowed to bid. The Registration, Verification of KYC documents and transfer of EMD in Wallet must be completed well in advance, before auction. Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem. There is no embargo on the Bidder and Sub-Registration. However, the intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property from respective offices / department. The payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of successful bidder only. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's websites: www.sbi.co.in and https://bapi.in, https://www.mstccomerce.com/auction/home/bapi/index.jsp STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT RULE 8 (6) This publication is also 30 days' notice to the Borrowers / Guarantors / mortgagors as required under proviso of rule 8 (6) of Security Interest (Enforcement) Rules, 2002. The property will be auctioned and balance if any will be recovered with interest and cost from you. Sd/- Authorized Officer State Bank of India Place: Mumbai

SAHARA INDIA PARIWAR MASTER CHEMICALS LIMITED CIN : L99999MH9800C02653 Regd. Office: 2-28, Plot No. 205, Atlanta Bldg., Jammalal Bajaj Marg, Nariman Point, Mumbai-400 021. \* Tel. No.: (022) 4233 1800 \* Fax No.: (022) 4233 1870 \* E-mail: statatormym@rediffmail.com \* Website: www.masterchemicals.in NOTICE Notice Notice is hereby given that pursuant to Regulation 29, 33 read with Regulation 47 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, that a meeting of the Board of Directors will be held on Monday, 13th February, 2023 at 4:00 P. M. at Sahara India Bhabhan, 1, Kapooraha Complex, Lucknow-226024, inter alia to consider and approve unaudited Financial Results for quarter ended 31st December, 2022, along with Limited Review Report thereon. Further the trading window shall remain closed from 03.02.2023 to 15.02.2023 for the above purpose. For Master Chemicals Limited (Vipul Agarwal) Director, DIN: 07135408 Place : Mumbai Date : 03.02.2023

PUBLIC ANNOUNCEMENT

FOR THE ATTENTION OF THE BOARD OF DIRECTORS (POWERS SUSPENDED) OF JK COIL COATINGS PRIVATE LIMITED

The Hon'ble National Company Law Tribunal, Mumbai Bench has ordered the commencement of Liquidation Process of JK Coil Coatings Private Limited ("Corporate Debtor") vide order dated November 3, 2022, under section 33 of the Insolvency and Bankruptcy Code, 2016 ("Code") and appointed Mr. Brijendra Kumar Mishra as Liquidator of the Corporate Debtor under section 34 (4) of the Code. This is to inform to the Board of Directors (powers suspended) of JK Coil Coatings Private Limited that an Interlocutory Application bearing IA No. 2139/2021 has been filed with NCLT Mumbai under section 66 read with sections 43, 45, 49, 50 and 69 of the Insolvency and Bankruptcy Code, 2016 against the respondents mentioned below. 1. Mr. Ajay Prem Sagar 2. Mr. Surjit Bhojisingh Alisinghani 3. Mr. Sanjay Kumar Thakur The respondents are hereby intimated that the next date of hearing for the aforementioned application is March 6, 2023 before NCLT - Mumbai Bench, Court Room 4. Sd/- Brijendra Kumar Mishra Liquidator - JK Coil Coatings Private Limited Regn No. -IBB/PA-002/IP-NO0109/2017-2018/10257 Email: Jkcc.insolvency@gmail.com Date: February 4, 2023 Place: Mumbai

Kotak Mahindra Bank Limited

Registered Office: 27 BKC, C-27, G-Block, Bandra/Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051 Branch Office: Kotak Infinity, Infinity Park, Zone 4, 4th Floor, Building No.21, Off Western Express Highway, General A.K. Vaidya Marg, Malad - East, Mumbai - 400 097.

Sale Notice For Sale Of Immovable Properties

E-auction sale notice for sale of Immovable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 9(1) Of The Security Interest (enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s) that the below described immovable property mortgaged/charged to the secured creditor, the physical possession of which has been taken by the authorized officer of kotak mahindra bank ltd. (KMBL) on 26-5-2022, pursuant to the assignment of debt in its favour by financial company finance india limited, will be sold on "as is where is", "as is what is", and "whatever there is" Basis On 28.02.2023 Between 12:00 Pm To 01:00 Pm With Unlimited Extension Of 5 Minutes, For Recovery Of Rs.10,36,96,801/- (Rupees Ten Crores Thirty Six Lakhs Ninety Six Thousand Eight Hundred And One Only) As Of 1.02.2023 up to future available interest From 2.02.2022 till realization, as per crystallized debt by way of Award, with cost and incidental charges Under The Loan Account No.15788312, 15788273 & 15788220, due To Kmtl, secured creditor from Mr. Jagdish Bansilal Khurana, Mrs. Sucheta Jagdish Khurana @ Sucheta Khurana And Pooori Rent -A- car and logistics pvt. ltd. through its Director Mr. Jagdish Bansilal Khurana & Mrs. Sucheta Jagdish Khurana @ Sucheta Khurana, the reserve price will be Rs. 20,00,000/- (Rupees Two Crores Only) and the earnest money deposit will be Rs. 20,00,000/- (Rupees Twenty Lakhs Only) & last date of submission of bid with bids is 27.02.2023 up to 6:00 P.m. (IST). Property Description: postal address: Flat No. 1702, 17th Floor, A-wing, Sweet Home Chis, S.v.p. Nagar, Plot No.24, Mhada, Versova, Andheri West, Mumbai, Maharashtra - 400035. More Particularly Described As :-all that piece and parcel of property bearing flat no. 1702, (also known as flat no.30 as per society records), 17th floor, admeasuring 1010 sq. ft. carpet area, 'a' wing, situated in building known as sweet home co.op. housing society ltd. (registration no. bom / hsg./mhdad/18g (to) 7771/95/94), plot no-24, rdg 4, s.v.p. nagar, versova mhdad layout, andheri (west), mumbai - 400 053, allotted vide share certificate no. 77 dated 02.12.2002. the borrower's attention is invited to the provisions of sub section 6 of section 13, of the sarfaesi act, in respect of the time available, to redeem the secured asset/public in general and borrowers in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty, at the discretion of the secured creditor, in case of any clarification/requirement regarding assets under sale, bidder may contact Mr. Aatif Mohani (+91 982200988), Mr. Udaykumar Shetty (+91 992038972), Ms. Brahm Chitlur (+91 98196 96024), Mr. Agnel Pillai (+91 897629685) & Mr. Rajender Dahiya (+91 8448264515) for detailed terms and conditions of the sale, please refer to the link https://www.kotak.com/en/bank-auctions.html provided in kmbl's website i.e. www.kotak.com and/or on https://bankauctions.in/ Place : Mumbai, Date: 04.02.2023 Authorized Officer, Kotak Mahindra Bank Limited

PUBLIC NOTICE

GR.JD.No.4398,daed 3-7-16) (Spl.-Sheriff Civ.2) No. Meeting JPY/2023/140 Notice under Order XXI Rule 66(2) of The Code of Civil Procedure in the High Court of Judicature at Bombay Original Civil Jurisdiction Commercial Execution Application No.2 of 2010

IN ARBITRATION CASE NO. ARB/ACB/382 OF 2009

ABHYUDAYA CO-OP. BANK LTD. ...DISPUTANT VERSUS J. SQUARE STEELS PVT. LTD. & ORS. ...OPPONENTS

To, 1) J. Square Steels Pvt. Ltd., 401, Godavari, Sir Pochkhanwala Road, Worli, Mumbai -400 030 Opponent No.1. 2) Vishram N. Ekambe, PL SB/10/7, Sector-9, Khanda Colony, New Panvel, District Raigad-410206 Opponent No.2. 3) Rajendra N. Ekambe, PL SB/10/7, Sector-9, Khanda Colony, New Panvel, District Raigad-410206 Opponent No.3. 4) Rajnati V. Ekambe, PL SB/10/7, Sector-9, Khanda Colony, New Panvel, District Raigad-410206 Opponent No.4. 5) Sripratap M. Jadhav, 401, Godavari, Sir Pochkhanwala Road, Worli, Mumbai -400 030 Opponent No.5. 6) Sanyogita N. Jadhav, 401, Godavari, Sir Pochkhanwala Road, Worli, Mumbai -400 030 Opponent No.6. 7) Niranjan S. Jadhav, 401, Godavari, Sir Pochkhanwala Road, Worli, Mumbai -400 030 Opponent No.7. 8) Balu B. Suryawanshi, At Post Krishnapur, Tai: Paitthan, Dist. Aurangabad Opponent No.8. Pursuant to the Warrant of Sale of Immovable Property dated 15th February, 2019 issued by the Hon'ble High Court, Bombay and pursuant to the Proclamation of Sale dated 16th November, 2022 issued and settled by the Hon'ble Commissioner for Taking Accounts, High Court, Bombay, the Disputant have applied for sale of the attached right, title and interest of the Opponent No.6 and 7 above named in their ownership immovable property situated at Flat No.401, admeasuring 950 sq.ft., Godavari Building, Worli, Sai Sagar CHS Ltd., Sir Pochkhanwala Road, Worli, Mumbai - 400030. Therefore, a meeting has been fixed for settling the terms of the proclamation of sale of the said attached immovable property in the office of Sheriff of Mumbai, Old Secretariat Building (Civil Court Bldg.), K.B. Pali Marg, Next to University of Mumbai, Mumbai -400032 on Wednesday, the 15th day of February, 2023 at 12.30 p.m. You are hereby directed to remain present on the aforesaid place, date and time, failing which the terms of the proclamation of sale will be settled in your absence. Dated this 1st day of February, 2023. Yours faithfully, Sd/- Nileshth Thakur, Advocate for Disputant (Durgad S. Choudhary) Deputy Sheriff of Mumbai

APPENDIX IV [Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

POSSESSION NOTICE [





Toilet For Workers



Labour camp





**Drinking Water facility For Labours**



**STP**



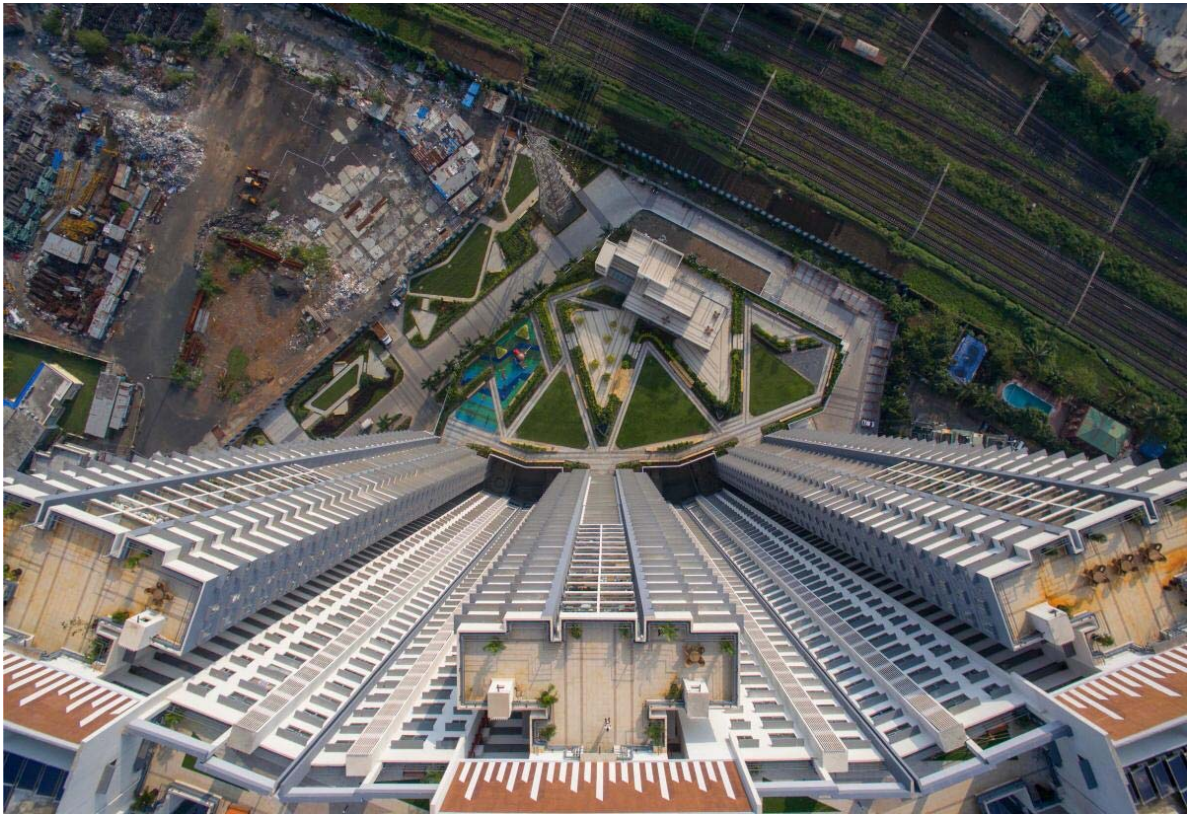
STP



OWC



Tree Plantation



**Tree Plantation**



Labour health checking camp



***Fogging facility at labour camp***



***Sanitizing facility at labour camp***



***Mess facility at labour camp (Every 4-5 Worker Cooking separate)***



***Staying facility labour camp***



***Drinking Water Tank at labour camp***



***Toilet facility at labour camp***





***Malaria and Corona Test at Atmosphere-II***



***Tower – D Construction Status***



***Tower – E Construction Status***



***Tower – E Construction Status***



***Commercial Tower Status***



***Fogging facility at labour camp***



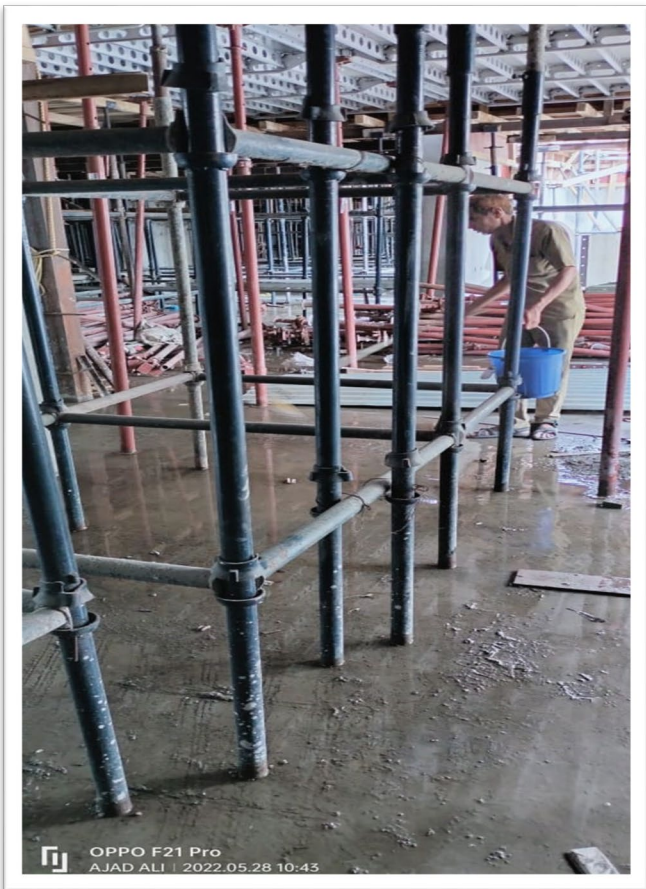
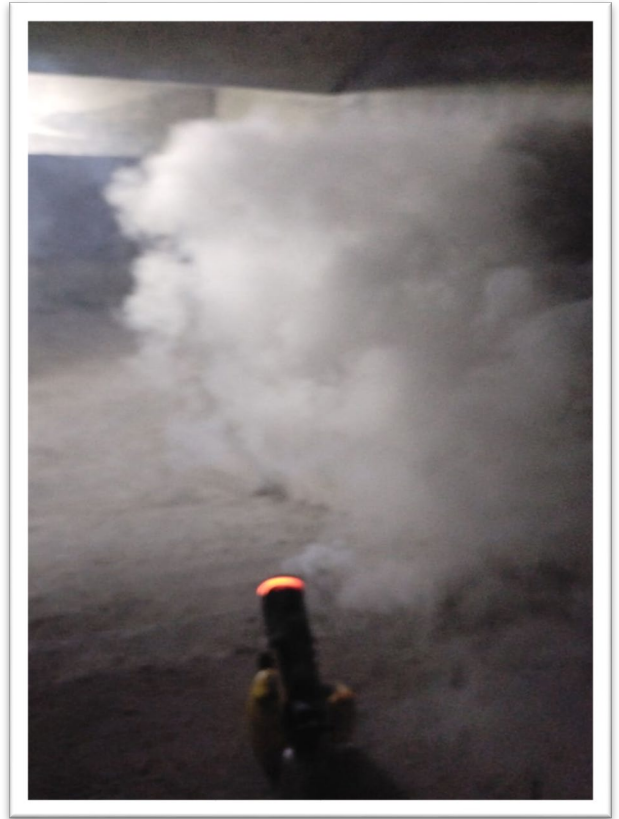
***Mess facility at labour camp (Every 4-5 Worker Cooking separate)***



***Staying facility labour camp***



***Malaria and Corona Test at Atmosphere-II***



***Fogging and Mosquito Pest Control facility For labour camp and Site.***



***Mess facility at labour camp (Every 4-5 Worker Cooking separate)***



***Staying facility labour camp***



*Drinking Water Tank at labour camp*



*Toilet facility at labour camp*





Acc. No. M4420210IU  
ISO 9001:2008 Certified Company

SONOGRAPHY | PATHOLOGY  
X-RAYS | ECG | FNAC  
SONO GUIDED PROCEDURES  
2D ECHO



Lab ID	: OPD 84	Reg. Date	: 08-Feb-22 8:16 PM
Patient Name	: Mr. SADDAM HUSAIN	Report Date	: 08-Feb-22 1:36 PM
Ref By	: Dr. ASHOK CHANDRA PATTNAIK	Age/Sex	: 23 Year/Male
Cons. Dr.	: -----	Sample Collected At Lab	
Location	: Main Lab		

**PERIPHERAL SMEAR FOR MALARIAL PARASITE**

**INVESTIGATION**      **RESULT**

**Malarial Parasite :** Malarial Parasites not seen as thick and thin smear observed

Microscopic examination of thick & thin smears.

Negative Smear for malaria Does not rule out the chances of malaria.

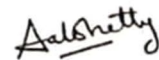
**Thick and thin blood smears**

The number of malaria parasites present in the blood at a given time fluctuates. Therefore, if no parasites are seen on the initial set of smears and the health practitioner still suspects malaria, then additional blood samples will be obtained to be tested. The samples may be collected at 8 to 12 hour intervals over 2 to 3 days to increase the probability of detecting the parasites. It is advantageous if the sample collection coincides with the appearance of signs and symptoms as this is the time that the parasites will most likely be detected in the blood.

Thick smears are a more sensitive test for malaria infection. A greater volume of blood is examined under the microscope and the parasites are therefore more likely to be seen. Thin smears have fewer blood cells present and allow identification of the type of Plasmodium species causing the infection. The number of infected red blood cells can also be calculated to determine the degree to which a person is infected (parasite load). This information is essential for proper treatment.

—END OF REPORT—

  
Checked By

  
Dr. Ramesh A Kalshetty  
MD (PATH)

Shop No. 8, Bldg. No. 1, Nalanda SRA CHS Ltd., Y.N. Jadhav Marg, Nr. Raigad Chowk, Ghatkopar (E), Mumbai - 77.  
Tel.: 74002 41202 / 25010272 / Timing : 7.00 am to 11.00 pm

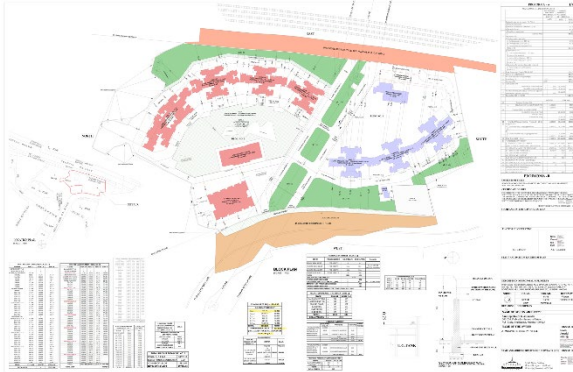


***Eye Test, Mouth Test, Teeth Test and HIV Test all Workers.***



***Housekeeping at New and Old labour Camp***

**ANNEXURE I**



PROFORMA - A (As per DCR 2014)			
Sl. No.	Description	Old Approved	Proposed
		Plan dated 14.03.2014 as per DCR 1991	Plan dated 19.11.2020
		36.36%	56.33%
Total			
1	Gross plot area as per survey (0.150 A)	55,29.20	55,29.20
	a) Area of reservation	6,173.95	6,173.95
	b) Area of Road + Back (400.40+ 079.50)	4,278.90	4,278.90
	c) Area of DR area	481.12	481.12
	d) Area Not in reservation	61,553.33	61,553.33
2	Reservations for		
	a) For reservation roads area		
	1) Back area as per DCR 20	6,173.95	6,173.95
	2) Road area as per DCR 20	4,278.90	4,278.90
	Total of 2a	10,452.85	10,452.85
	b) For amenity area		
	1) Area of amenity as per TC 3.14(2)		
	2) Area of amenity as per TC 3.15		
	3) Area of amenity as per TC 3.16		
	Total of 2b		
	c) Deduction for existing BLK to be retained		
	1) Land component of it same		
	Total of 2c		
3	Total Reservations [Total of 2a+2b+2c]	10,452.85	10,452.85
4	Balance area of plot [1.3]	61,553.33	61,553.33
5	Residual area for development [4]	61,553.33	61,553.33
	b) Dual Road FS1	1.00	61,553.33
	7) Premium FS	0.30	23,317.77
8	Permissible TDR		
	General TDR to be purchased	1	8%
	Slum TDR to be purchased	20%	8,031.11
9	Additional TDR over & above permissible against land to be used for DCR	2.00	20,266.40
9	Permissible BUA (6-7+8-9)		1,21,897.53
	DCR 1991		DCR 2014
10	Nett need existing BUA		
	1) Bldg No 1 C 47/25/130/7/37 (10*W)	43,371.01	43,371.01
	Total	43,371.01	43,371.01
11	Proposed BUA as per DCR 2014		
	Residential - Mira, F, F & G	68,562.32	68,562.32
	Fitness Center	0.00	0.00
	Commercial - Mira	70,548.33	70,548.33
12	Total Built Up Area Existing + Proposed (10+11)	43,371.01	79,564.31
13	Remaining BUA		
	a) Inside plot by charging premium	1,81,22.35	21,129.82
	b) Non residential by charging premium	0.00	0.00
	c) Non residential by charging premium	0.00	0.00
	Total	1,81,22.35	21,129.82
14	Total Gross BUA 13+14	57,133.36	1,07,388.82
15	TEMINENT STATEMENT		
	(i) PROPOSED AREA (B-4) ABOVE	57,133.36	1,07,388.82
	(ii) LESS DEDUCTION OF NON-RESIDENTIAL	6,24,12.65	147,246.60
	(iii) AREA AVAILABLE FOR TEMINENTS (1-1)	57,133.36	9,077.17
	(iv) TEMINENTS PROFESSIONAL	371.00	430.75
	(v) TEMINENTS PROFESSIONAL	721	1214
	(vi) TEMINENTS PROFESSIONAL	0	0
	(vii) TOTAL TEMINENTS ON THE PLOT	721	1714
	(viii) TOTAL TEMINENTS ON THE PLOT	721	1714
	(ix) TOTAL TEMINENTS ON THE PLOT	721	1714
	(x) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xi) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xii) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xiii) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xiv) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xv) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xvi) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xvii) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xviii) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xix) TOTAL TEMINENTS ON THE PLOT	721	1714
	(xx) TOTAL TEMINENTS ON THE PLOT	721	1714

**PLAN FOR CONSIDERATION**

SE (B.P.) S/W

**Nitin Vasant rao Patil**

A.E. (B.P.) S&T

**STAMP AND DATE OF RECEIPT OF PLAN**

**ANNEXURE II**

**Water Supply NOC**

**SEWER REMARKS dated 26.2.2020**

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Hydraulic Engineer's Department)

Office of En. Eng. (P. & R.)  
11 Ward Office, 11 Ward  
Near J. J. Hospital  
Behind Park Cross Road,  
Mumbai-400009

**MEP/503/REWW/P&R/JN.O.C.**

**1 FEB 2022**

**Subject :** HE'S NOC for the proposed building no. 2 (Ming D.E.F.G) and Commercial Wing on CTS no. 794/1, 795, 796, 797, 798, 799, 792A, 793, 846 of village Nampur, Mundhew, Mumbai.

**Reference :** 1) CHE/ES/1321/1/1031/News/337/Amend dated 30/10/2021.  
2) Security Fee Receipt No. 100424575 dated 17/01/2022.

**Name of owner / Developer :** Atmosphere Realty Pvt. Ltd.

As per the plans and documents submitted by License Plumber the proposed building under reference is a residential cum commercial building accommodating 1124 tenements, 12 shops, 13468 sq.m. offices. Total water requirement of the building works out to 505000 lpd for residential purpose & 61785 lpd for commercial purpose. However, demand for water connection will be recalculated by AEW of concerned ward as per latest amended / OC plans.

By direction, I have to inform you that, as far as Hydraulic Engineer's department is concerned, there is no objection for water supply to the proposed building under reference subject to compliance of following conditions

- Water supply for the said residential cum commercial building will be made available as per prevailing norms, on submission of occupation certificate.
- Municipal water supply will not be made available for the Swimming pool purpose. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
- The Owner/Developer shall obtain the separate NOC for layout and individual buildings within the layout by submitting the layout approved plans by competent authority. The conditions in the layout NOC will be applicable to the building under reference.
- The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
- The internal distribution system within building shall be got approved from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
- The owner / Developer shall on demand, pay the pro-rata cost of laying adequate size of water main in D.P. Road abutting to the plot under reference.
- Water supply as per condition no. 1, will be made available only after the laying & commissioning of water main in internal access road.
- No bore well/Ring well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works T Ward.
- Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEW T Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
- A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
NOC: E.K.Meeth/MN/5148/ES/DI/ 26 FEB 2020

Office of En. Eng. (P. & R.)  
For Sewerage, Ventilation & Gas  
11 Ward Office, 11 Ward  
Near J. J. Hospital  
Behind Park Cross Road,  
Mumbai-400009

**To,**  
M/s. K.R. Patel & Co. (P. L. No. 3769)  
Offices: 306, Business Park, Titik Road, Ghatkopar (East), Mumbai-400077.

**Subj:** Sewerage remarks for the proposed building No. 2 on plot bearing CTS No.794/1, 795, 796, 797, 798, 799, 792A, 793 & 846 of village Nampur at Goregaon-Mulund Link Road at Mulund (W), ward Mumbai.

**Ref:** Your letter dt. 12.02.2020 (CP/3231/RP/ES/S&T Dated 07.01.2015)

Wherein, reference to above subject for sewerage street connection of subject property the stacks of the manhole 'A' (marked as accompanying sheets) are as under:-

- Size of nearest sewer line : 450 mm dia.
- Direction of flow : Towards Dhuwad Pumping Station.
- Depth of nearest connecting manhole 'A' : 3.65 Mts. (approx.)
- Fluctuating of existing sewer line : Fluctuating smoothly.
- Status of existing street connection : No Existing Sewage street connection of subject property in manhole 'A'. Manhole 'A' is in C.C. Road, no lateral provided in between. Sewage street connection shall be lay by HDD or any suitable method.

1. Any charges (Permissible) On line stacks and NOC etc. from any other Department / Authority is applicable if any shall be complied. This does not absolve obtaining clearance from other departments if any.

2. The street connection shall be laid with a slope of 1:80. Circular brick masonry sewer trap chamber with G.I. Hinged lid cover shall be provided. Cement vent shaft shall be provided to take sewer trap chamber for venting out. Soil gress.

- The care shall be taken to prevent at falling off the construction material/soil/rope materials inside the manhole/sewer line during excavation of work. If any problem is noticed during the excavation of work, this duty shall be corrected immediately. If any debris/soil fallen inside the manhole/sewer line should be removed during the course of work immediately.
- If any hole/Cracks in manhole / shaft is in the said property oil and grease trap shall be provided in sewer network in approved manner.
- After completion of sewer street connection work detailed completion plan shall be submitted to this division for acceptance and drainage completion. Necessary one sheet shall be submitted for approval and up gradation of sewer line in G.M.C. (Sewer Utility Of Municipal Corporation)

Thanking You,

Yours faithfully,  
**Assistant Engineer, Mech. (Main Sewer) Eastern Suburb**

SWD CONSULTANT REMARKS dated 17.2.2022

NALLA REMARKS dated 22.10.2014

**K. R. Patel & Co.**  
 (I)RE PRODUCTION DIVISION  
 ENGINEER & CONTRACTOR  
 AN ISO 9001 : 2008 CERTIFIED CO.

Date : 17.02.2022

To,  
 Executive Engineer,  
 Building Division (P.S.),  
 "T" Ward, M.C.G.M.,  
 Mumbai

**SUB : STORM WATER DRAIN REMARKS FOR THE PROPOSED RESIDENTIAL BUILDING NO 2. ON PLOT BEARING CTS NO 784-1, 785, 786, 787, 788, 790, 791, 792-A, 793, & 848 OF VILLAGE NAHUR AT GOREGAON MULUND LINK ROAD, MULUND(W), MUMBAI-400 080**

This is to certify that the said plot is a part of the layout.

The net plot area is **44655.53 Sq.M.**

The detail calculation & design of the SWD inside the plot as annexed hereto.

**Sample Calculation:**

(1) Catchment Area : **44655.53 Sq.M**  
 (2) Rainfall Intensity : **0.015mm/sec (150 mm/hr)**  
 (3) Velocity : **0.97 m/sec**  
 (4) Run Off Co-efficient : **1.00**  
 (5) Calculations of Discharge and Cross Sectional Area requirement : **L.Q = A x I x R**

Where, Q = Discharge in cum.m./sec.  
 A = Area of the plot in sq.mt.  
 I = Intensity of Rainfall in mm/sec(0.015mm/sec)  
 R = Co-efficient of Surface Run off  
 (6) Q = A x I x R  
 Where, Q = Discharge in cum.m./sec.  
 A = Cross sectional Area required for internal storm water drain network.

Page 1

Office - 306, Business Park, Tikar Road, Chakkopar (East), Mumbai - 400 077  
 Tel. 25010143 • Fax. 25010552 • E-mail: krpatelandco@gmail.com / krpatel@in.com

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
 No. 10/Ch. Ebnur, 2/33 - P.L. Ch. Rd. 2/11/11/11

Office of the  
 Dy. Ch. Engr. (Storm Water Drain) P.O.  
 Engineering Hub Bldg.,  
 Dr. E. Kasse Road, Acharya Jha  
 Chowk, West Mumbai-400 013  
 Tel No 022-24980050 / 24552229  
 Fax No 022-24980081

To,  
 M/s. Manchandak Developers Pvt. Ltd.  
 8<sup>th</sup> floor, Krushal Comm. Complex,  
 G.M. Road, Above Shoppers stop,  
 Chembur (W), Mumbai - 400 088

**Sub :** Provisional major nalla remarks for realignment of existing pipe box drain through land bearing CTS No. 784-1, 785, 786, 787, 788, 789, 790, 791, 792/A, 793 and 848 of village Nahur, at Goregaon Mulund Link Road, Mulund (W), Mumbai

**Ref :** 1. Your letter dt. 28.12.2013 addressed to Hon'ble AMCE(S)  
 2. Your letter dt. 06.03.2014 submitted in this office on 13.03.2014

Gentlemen,

In reference to your above cited letters, by direction, I have to inform you that your request for slight realignment and covering of the major nalla flowing within the plot under reference has been considered favorably. Accordingly, this office provisional major nalla remarks are as under.

1) This is not construction permission and that the Regular major nalla remarks shall be obtained from this office on receiving development permission from the competent authority.

2) The plot under reference is shown bounded in black and marked A1-A2-A3-A4-A5-A6-A7-A8-A9-A10-A11-A12-A13-A14-A15-A16-A17-A18-A19-A20-A21-A22-A23-A24-A25-A26-A27-A28-A29-A30-A31-A32-A33-A34-A35-A36-A37-A38-A39-A40-A41-A42-A43-A44-A1 on accompanying plans.

3) The Jutting is affected by India Steel Yard nalla at Ch. 160.00 M to Ch. 340.00 M falling under Catchment No. 304 of Bombay Oxygen nalla system as per BRIMSTOWARD Consultants Report. Also on site, an unauthorized nalla flowing along the Mulund - Goregaon link road i.e. within the setback portion of the Link road is existing on site which needs India steel yard at Ch. 340.00 M, as shown in blue line on the accompanying plan.

4) The existing India steel yard nalla is a covered pipe drain comprising of 3 nos. of 600 MM dia. pipe with RCC casing on top from lift/drop - Goregaon link road upto railway culvert at marked A-D-B on the accompanying plus.

TREE NOC

**BRIHANMUMBAI MAHANAGARPALIKA**  
**TREE AUTHORITY**

Office of the Dy. Supt. of Gardens (ES),  
 Municipal Garage, 1<sup>st</sup> Floor,  
 Pt. Deen Dayal Upadhyay Road,  
 Mulund (West), Mumbai-400  
 DySCTA 677 ES Dr. 2/2-2015

To,  
**A.E.B. P. T. Ward.**

**Subject:** NOC for proposed building Bldg. No. 1 on plot bearing CTS No 4784/1,785, 786, 787, 788, 790, 791, 792/A, 793, and 848 of village nahur at Goregaon Mulund Link Road, Mulund (E)

**Ref:** No.CE/S230/BPES/AT/dt. 01.01.2015.

With reference to above, a letter received from M/S Atmospheric Reality Private Limited regarding remarks for proposal of construction of building no. 1 on plotbearing CTS No 4784/1,785, 786, 787, 788, 790, 791, 792/A, 793, and 848 of village nahur at Goregaon Mulund Link Road, Mulund (E), Mumbai.

As per the plan attached with the said letter, it seems that there are total 15 (Fifteen) numbers of trees exists on the sites which are not coming in the proposed construction of residential building.

As per circular Vide No. 004133/2013-JTMC-DMU dt. 17.06.2013, Clause-5(B), complete original file papers are forwarded for further necessary action please.

sd  
 Dy. Supt. Of Gardens (Z-5 & 6)

Cc/ps to  
 M/S. Atmosphere Reality Private Limited,  
 808, Krushal Commercial Complex,  
 Above Shopper Stop,  
 G.M. Road, Chembur(W) Mumbai-400089

Dy. Supt. Of Gardens (Z-5 & 6)

**BRIHANMUMBAI MAHANAGARPALIKA**  
**TREE AUTHORITY**

Office of the  
 Dy. Supt. of Gardens (ES),  
 Municipal Garage, 1<sup>st</sup> Floor,  
 Pt. Deen Dayal Upadhyay Rd,  
 Mulund (West), Mumbai-88,  
 DySCTA 677 ES  
 Dr. 2-2015

**E.(a.P) T.ward**

**Subject:** Regarding N.O.C. for trees not coming in the construction of proposed building bearing C.T.S. No.784/1,785, 786, 787,788,789, 790, 791,792/A, 793 and 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai

**Ref:** DYSG-TA/480 dt.19.01.2015

With reference to above M/S. Atmospheric Reality Private Limited has submitted proposal regarding construction of proposed residential Building on plot bearing C.T.S.No.784/1,785, 786, 787,788,789, 790, 791,792/A, 793 and 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai

As per plan submitted by applicant, it seems that there is 64 (Sixty Four) nos. trees are existing on site which are not coming in the proposed construction of building.

As per Hba. M.C.'s Circular Vide No. 004133/2013-JTMC DMU Dated. 17.06.2013, complete original file papers are forwarded for further necessary action please.

sd  
 Dy. Supt. Of Gardens (Z-V& VI)

Cc/ps to  
 M/S. Atmosphere Reality Private Limited,  
 808, Krushal Commercial Complex,  
 Above Shopper Stop,  
 G.M. Road, Chembur(W)  
 Mumbai-400089

Dy. Supt. Of Gardens (Z-V& VI)

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**TREE AUTHORITY**

Office of the Suptd. of Gardens  
 Veerana Jhansi Bhonsale Udyan,  
 Dr. Ambedkar Road, Byculla (E),  
 Mumbai-400 027  
 No. - 25010143/23/2015  
 - 2/2/2015

To,  
**M/s Atmosphere Reality Pvt.**  
 808, Krushal Commercial Complex,  
 Above Shopper Stop, G.M. Road,  
 Chembur (W) Mumbai 400089.

**Subj:** Final Tree NOC for OC for proposed residential building No 1 on plot bearing CTS No 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village Nahur at Goregaon - Mulund Link road at Mulund (W) Mumbai

**Dear Sir,**

Please refer to your letter dt. 04.02.2018 on the above cited subject.

It is to certify that 189 Nos. of trees have been planted as per the norms in the said property.

Further in accordance with the provision under section 11(1) of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975. You are hereby directed to take utmost care of the newly planted 178 Nos. of trees so that these trees grow properly along with 11 Nos. of existing old trees and give a report to the Tree Officer about the condition of these trees once in a six months for a period of 3 years.

You are further directed that, while handing over the said property to owner / society or authorized person, all the trees as mentioned above existing on the site also should be handed over to them with tree inventory & proper record with due acknowledgement from them.

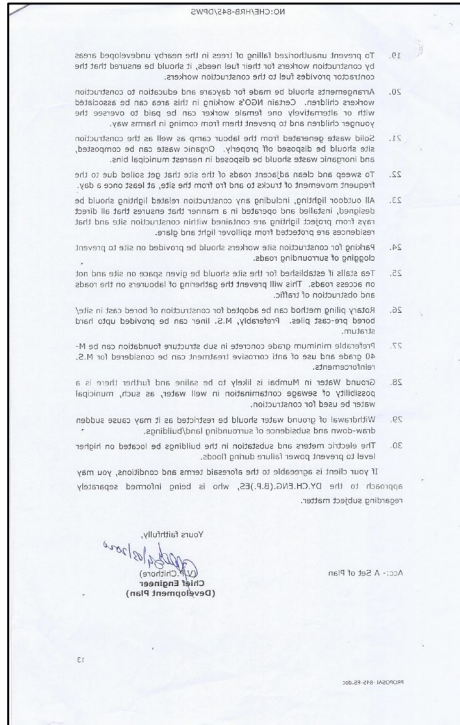
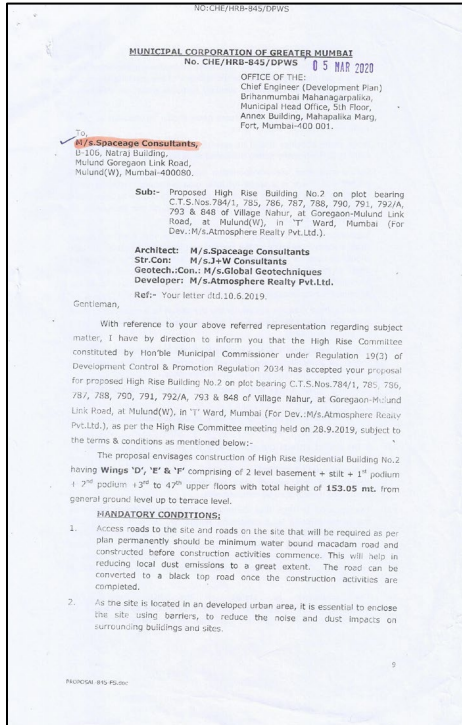
Thanking you.

Yours faithfully  
 sd  
 Suptd. Of Gardens & Tree Officer

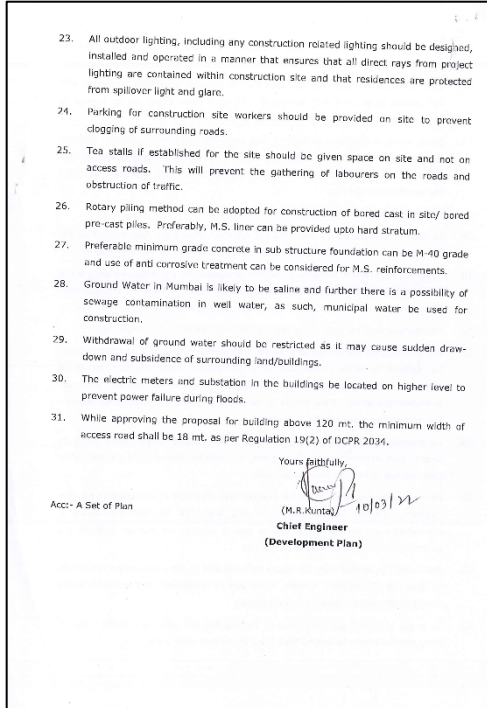
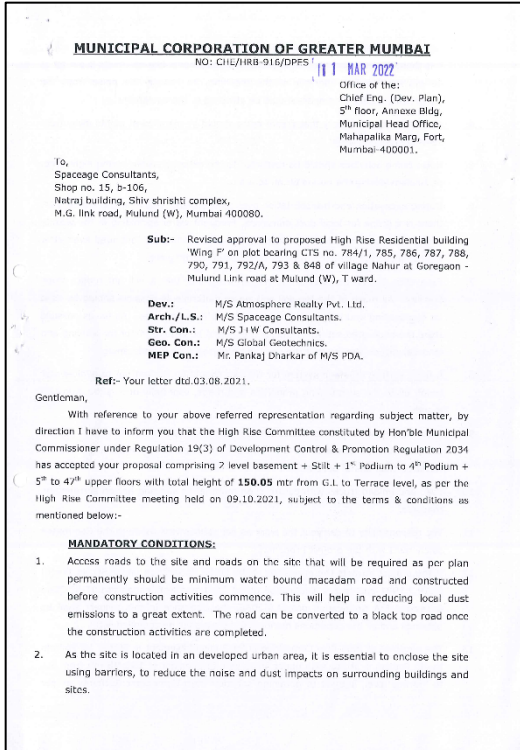
Cc/ps to  
 M/s Space Consultants,  
 Shop No 15, B 106, Nairaj Building,  
 Suburban Complex, Mulund (W)  
 Mumbai 400089.

Suptd. Of Gardens & Tree Officer



HRC NOC dated 05.3.2020- D, E, F



REVISED HRC NOC dated 11.3.2022- wing F



HTL NOC dated 11.2.2013

 <b>MAHATRANSCO</b> Maharashtra State Electricity Transmission Co. Ltd. <b>MAHARASHTRA STATE ELECTRICITY TRANSMISSION CO. LTD.</b> Office of the Chief Engineer, EHV CC O&M Zone, Vashi 4 <sup>th</sup> Floor, MSEB Adm. Bldg., Sector-17, Vashi, Navi Mumbai-400703. Tel: (022) 27666010 (P) / 27663994 / 27665984, Fax: 27662055 E-Mail: ccvashi@mahatransco.in ccvashi@yahoo.co.in	
No. CE/EHV/CC O&M/Zone/VSH/	Date: 11 FEB 2013
<b>00549</b>	
To: M/s. Manchandak Developers Pvt. Ltd., 8 <sup>th</sup> Floor, Krushal Commercial Complex, C.M. Road, Above Shoppers Stop, Chembur [West], Mumbai - 400 069.	
<b>Sub. :</b> Issue of NOC for horizontal and vertical clearance for proposed development / construction of residential property in city survey number 284/1, 285, 286, 287, 288, 290, 291, 292A, 293 and 848 situated at Nahur Village [West], Mumbai. <b>Amendment to Approval thereof.</b>	
<b>Ref. :</b> 1] Your Letter No. 002/2012 Dtd. 24.12.2012. 2] Letter No. SE/EHV/O&M/CC/KLW/Tech/0119 Dtd. 11.01.2013 from Superintending Engineer, EHV (O&M) Circle, Kalwa. 3] This Office Letter No. CE/EHV/CC (O&M)/Zone/VSH/Tech/00192 Dtd. 16.01.2013. 4] Your Letter No. MCDPL/MSEBCL/004/2013 Dtd. 06.02.2013	
Dear Sirs, In continuation to this office letter under reference above at Sr. No. [3] and as per your letter under reference [4], this is to inform that the permission to build approach road is hereby granted. However, the following points may be noted.	
<ol style="list-style-type: none"><li>[1] If while executing the actual construction work at aforesaid survey numbers, only light vehicles and two wheelers are permitted beneath the 220 KV lines and heavy vehicles should not be entered.</li><li>[2] If any damages and loss occurs around the tower, same should be rectified and the cost shall be borne by you only.</li><li>[3] Further, internal approach road may be constructed at your own cost ensuring no damages to our towers and protective wall around the tower should be constructed at your cost.</li><li>[4] If any mishap occurs the responsibility is entirely yours including compensation plus reconstruction cost.</li></ol>	
This is for your information and necessary action please. Thanking you,	
Yours faithfully,  Chief Engineer, EHV CC (O&M) Zone, Vashi.	
Copy to :- The Superintending Engineer, MSETCL, EHV (O&M) Circle, Kalwa. The Superintending Engineer, MSETCL, EHVCC, Kalwa. The Executive Engineer, MSETCL, Constn. Dn. Kalwa. The Executive Engineer, MSETCL, EHV (O&M) Dn. Kalwa.	
} ... for information & necessary action please.	
<small>SITNO_P00720000001 ECE 0703 NAVEE MANCHANDAK DEVELOPERS PVT LTD</small>	

## ANNEXURE I – IOD DATED 19.08.2021



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/ES/1321/T/337(NEW)/337/Amend dated 19.08.2021

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To,  
**SHASHIKANT LAXMAN JADHAV**  
B-106, NATRAJ BLDG., MULUND  
(W)

CC (Owner),  
**ATMOSPHERE REALTY PRIVATE**  
LIMITED  
808 Krushal Commercial Complex,  
Above Shoppers Stop, G.M. Road,  
Chembur (W)

**Subject :** Proposed Construction of Building no. 2 (wing C/D/E/F) on CTS no. 784/1, 785,786,787,788,790,791, 792/A, 793, 848 of Village Nahur, Mulund(W), Mumbai.

**Reference :** Online submission of plans dated 13.07.2021

Dear Applicant/ Owner/ Developer,  
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 07.01.2015 and amended plans dated 28.03.2016, 25.09.2017, 10.02.2020 & 19.11.2020 shall be complied with.
- 2) That Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
- 3) That revised RCC design and calculations as per amended plans for the proposed work considering seismic forces as per relevant IS codes shall be submitted through registered structural engineer before starting the work.
- 4) That all requisite fees, premiums, development charges deposits etc. shall be paid before endorsement of CC.
- 5) That the extra water & sewerage charges shall be paid to A.E.(W.W.) T ward before endorsement of CC.
- 6) That no dues pending certificate from A.A & C.(T Ward) shall be submitted
- 7) That C.C. shall be got endorsed as per approved amended plans.
- 8) That the requirements of clause 49 of DCPR - 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
- 9) That owner/ developer will abide by the RUT submitted for availing the advantage of relaxation of reduced premium to an extent of 50% for the regular premium payable towards additional FSI & Fungible FSI as per Govt. directives dtd 14.01.2021 and MCGM circular u.no. CHE/DP/1546/GEN dtd 22/02/2021 and staircase premium, open space deficiency premium and fungible compensatory etc. as per circular u.no. CHE/DP/1546/GEN dtd 05/03/2021
- 10) That the MOEF NOC shall be submitted before asking of CC beyond built up area FSI: 137/110.41 m<sup>2</sup>, Non-FSI:152042.70 m<sup>2</sup> and Total BUA: 289153.11m<sup>2</sup>
- 11) That the permission/ NOC from the national Board of Wild life shall be submitted as per the letter of Dy Forest Conservator, Thane Forest Division vide letter dtd 09.04.2021, since the land u/r falls within 10.00 Km buffer from the boundary of Eco-sensitive zone of Thane Creek Ramsar Sanctuary.
- 12) That the NOC from High Rise Committee shall be submitted.
- 13) That the payments are shall made on time schedule as per installment schedule approved & Post Date Cheques shall be deposited. That the 10% C.C. shall be restricted as per installment policy circular.
- 14) That the top most elevation of the building will be certified by Airport Authority of India (AAI) mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before C.C.C.

Page 1 of 2

## ANNEXURE II – DRAINAGE REMARKS

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

Office of the  
Dy.Chief Engineer  
(Sewerage Project),P.&D.,  
Engg. Hub ,Stores Bldg,  
2<sup>nd</sup> floor,  
Dr. E. Moses road, Worli,  
Mumbai-400 018  
Tel.No. 2495 8001.

No. Dy.Ch.E./S.P. 112/T/P&D  
8 JUN 2018

To,  
✓ Shri. Ashish Dube (P.L. No. 3760)  
306, Business Park,  
Tilak road, Ghatkopar(E),  
Mumbai 400 077.

**Subject :-** Sewerage Remarks for proposed residential Bldg. No. 1 on plot bearing CTS No. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village Nahur at Goregaon Mulund Link road at Mulund (W), Mumbai in T Ward.

**Ref :-** 1) L. P. M/S. K. R. Patel's letter received in this Office on 20.02.2018.  
2) I. O. D. u/no. CE/5230/BPES/AT dated 06.01.2015.  
I.O.D. Holder- M/s Atmosphere Reality Pvt. Ltd.  
3) Draft development plan 2034 remarks under No. T/2018/18177  
4) Dy.Ch.E.(S.P.) P &D.'s approval dtd. 08.06.2018

Gentlemen,

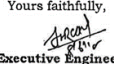
By direction, you are requested to ask your client to remit an amount of **Rs. 01,11,08,600/- (One Crore Eleven Lacs Eight thousand and Six Hundred Only)** towards the proportionate charges for laying the sewers along the portion of D.P. Road passing through/abutting to the above mentioned layout.

You are requested to pay the said amount within one month from the date hereof.

If the USoR Schedule is revised thereafter, you will have to pay the prorata charges as per revised USoR schedule rates prevailing at the time of payment of prorata charges.

Please note that your proposal for N.O.C. for Septic tank/street connection sewer will be dealt with further only after you/your client for the above mentioned property remit the above mentioned amount in this office.

You may approach this office for sewers connections/Septic tank and Soak pit construction as the case may be according to the progress of your proposal.

Yours faithfully,  
  
**Executive Engineer**  
(Sewerage Project) P & D, E.S.

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
SEWERAGE PROJECT DEPARTMENT

Office of the  
Dy.Chief Engineer  
(Sewerage Project) P.&D.,  
2<sup>nd</sup> Floor, Engineering Hub Building,  
Dr.E.Moses Road, Worli, Mumbai -  
400 018.

No. Dy. Ch. E./S.P. 112/T/P&D  
3 NOV 2018


To,  
M/S K. R. Patel & Co.,  
Shri. Ashish Dube ( L. P. No. 3760)  
306 Business Park, Tilak road,  
Ghatkopar (E), Mumbai 400 077.

**Sub:-** Drainage completion Certificate for proposed residential Bldg. No. 1 on plot bearing CTS No. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village Nahur at Goregaon Mulund Link road at Mulund (W), Mumbai in T Ward.

**Ref:-** i) Your letter dated 05.10.2018  
ii) I.O.D. U/No CE/5230/BPES/AT dated 06.01.2015.  
IOD Holder : M/S Atmosphere Reality Pvt. Ltd.  
iii) Dy.Ch.E. / SP / 112 / T / P&D dated 16.07.2018.  
iv) Dy.Ch.E.(S.P.)P.&D.'s approval dtd. 03.11.2018.


Gentlemen,

The Drainage Completion Certificate submitted by you for 160 mm dia. HDPE pipe street connection as a treated overflow connection of STP to the existing Municipal Manhole for the proposed Building, on the above mentioned plot, is hereby accepted. However, so far as the house drains for the building on the above mentioned plot is concerned, you are requested to approach the Executive Engineer (B.P.) E.S.

Yours faithfully,  
  
**Executive Engineer**  
(Sewerage Project) P & D, E.S.



## ANNEXURE II – SEWER NOC



**K. R. PATEL & Co.**  
ENGINEER & CONTRACTOR  
PLUMBING • SANITATION • FIRE PROTECTION  
AN ISO 9001 : 2008 CERTIFIED CO.

Date : 12.03.2020

To,  
Executive Engineer  
Building Proposal,  
T' ward, MCGM,  
Mumbai.

Sub : Internal Drainage Layout for proposed Proposed Construction of Building no. 2 (wing C/D/E/F) on CTS no. 784/1, 785,786,787,788,790,791, 792/A, 793, 848 of Village Nahur, Mulund(W), Mumbai.

Ref : Approval u/No. CHE/ES/1321/T/337(NEW)/337/3/Amend dated 10.02.2020

Dear Sir,

With reference to above subject matter we on behalf of our clients M/s. Atmosphere Realty Pvt. Ltd., submit herewith the proposal and remarks for internal drainage layout along with the following documents.

- Proposed drawing set.
- Appointment letter by the Owners.
- Proposed drainage layout drawing.
- Remark from E.E., Mech. (Main Sewer) E.S. for existing sewer network.

This is for your information and record please.

Thanking you,  
Yours faithfully,  
For **K. R. PATEL & CO.**  
*(Ashish Dube)*  
P.L. No. 3799

Office : 306, Business Park, Tilak Road, Ghatkopar (East), Mumbai - 400 077. Tel.: 2501 0143 • Fax : 2501 0552  
E-mail : krpatel.mumbai@gmail.com / info@krpatel.com • Website : www.krpatel.com

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No.- Dy.Ch.E/SO/ 1272 /ES Dt. 05 AUG 2018

Office of the Deputy Chief Engineer -  
(Sewerage Operation) E.S.,  
Ghatkopar Pumping Station, G.M. Road,  
Near Shopper's Stop, Ghatkopar (East),  
MUMBAI - 400 089.  
Tel. No. 2525 13 47 / 48.

To,  
M/s. K.R.Patel & Co.  
Engineers & contractors  
306, Business Park, Tilak Road  
Ghatkopar (E)  
Mumbai-400 077

Sub.: Permission for street connection by suitable trenchless method for the proposed residential building No.1 on plot bearing CTS No.484/1, 785, 786, 787, 788, 790, 791, 792/A, 793 and 848 of village Nahur at Goregaon Mulund Link Road, Mulund(W) T Ward

Ref.: 1. Your letter dt. 07.08.2018.  
2. EE (SP)P&D ES's approval No.DyChE/SP/112/T/P&D dt.6.7.18

Gentlemen,

With reference to above, remarks of this department are as under-

- Approval for the sewage street connection by suitable trenchless method is granted by E.E.(SP)P&D ES under No.DyChE/SP/112/T/P&D dt.6.7.18.
- As per approval condition (e) there is no objection to carry out the work of laying of 160 mm dia HDPE (OD) pipe new street connection as per the approval of E.E. (SP)P&D ES

Thanking you,

Yours faithfully,  
*(Signature)*  
Asstt. Engineer, Mech.  
(Main Sewer) Eastern Suburb

## ANNEXURE II – NALLA REMARKS

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
No. Dy Ch E/SWD/ 233 /Pl. Cell dt. 22.11.2014

Office of the :  
Dy.Ch.Eng.(Storm Water Drains) P.C.  
Engineering Hub Bldg.,  
Dr. E. Moses Road, Acharya Atré  
Chowk, Worli, Mumbai-400 018  
Tel No 022-24955059 / 24955229  
Fax No 022-24980097

To,  
M/s. Manchandak Developers Pvt. Ltd.  
8<sup>th</sup> floor, Krushal Comm. Complex  
GM Road, Above Shoppers stop,  
Chembur (W), Mumbai - 400 089

Sub : Provisional major nalla remarks for realignment of existing pipe box drain through land bearing CTS No. 784/1, 785, 786, 787, 788, 789, 790, 791, 192/A, 793 and 848 of village Nahur, at Goregaon Mulund Link Road, Mulund (W), Mumbai

Ref : 1. Your letter dtd.26.12.2013 addressed to Hon'ble AMC(ES)  
2. Your letter dtd. 06.03.2014 submitted in this office on 13.03.2014

Gentlemen,

With reference to your above cited letters, by direction, I have to inform you that your request for slight realignment and covering of the major nalla flowing within the plot under reference has been considered favorably. Accordingly, this office provisional major nalla remarks are as under.

- This is not construction permission and that the Regular major nalla remarks shall be obtained from this office on receiving development permission from the competent authority.
- The plot under reference is shown bounded in black and marked A1-A2-A3-A4-A5-A6-A7-A8-A9-A10-A11-A12-A13-A14-A15-A16-A17-A18-A19-A20-A21-A22-A23-A24-A25-A26-A27-A28-A29-A30-A31-A32-A33-A34-A35-A36-A37-A38-A39-A40-A41-A42-A43-A44-A1 on accompanying plan.
- The holding is affected by Indira Steel Yard nalla at Ch. 186.00 M. to Ch. 340.00 M. falling under Catchment No. 304 of Bombay Oxygen nalla system as per BRIMSTOWAD Consultant's Report. Also on site, an unsurveyed nalla flowing along the Mulund - Goregaon link road i.e. within the setback portion of the Link road is existing on site which meets Indira steel yard at Ch. 340.00 M. as shown in blue line on the accompanying plan.
- (a) The existing Indira steel yard nalla is a covered pipe drain comprising of 3 nos. of 900 MM. dia. pipe with RCC casing on top from Mulund - Goregaon link road upto railway culvert as marked A-D-B on the accompanying plan.

- Non-refundable deposit and Refundable Security Deposit amounting to Rs. 13,34,540/- and Rs. 13,34,540/- shall be paid to cover the additional cost of desilting due to RCC Box Drain and faithful compliance of conditions mentioned in this office remarks for carrying out the RCC Box Drain work. The details of the payment of the same shall be intimated to you while issuing regular major nalla remarks please.
- You shall submit amended NOC from MSETCL for realignment of the nalla beneath the proposed 9.00 M. wide internal road as the said area is affected by 220 KV lines before applying for regular major nalla remarks for the plot under reference please.
- Formation level of the plot shall be 15 cm. above the formation level of nalla retaining wall of formation level of the abutting road whichever is higher.
- Necessary Tree cutting/trimming permissions from competent authority shall be obtained for the trees falling in the proposed alignment of nalla, if any.
- These provisional remarks are being offered without prejudice to the ownership of land under reference and status of the same as per plot boundaries shown by your representative and table survey plan submitted by you.
- Completion certificate shall be obtained separately from this office.
- Revised provisional remarks shall be obtained from this office in case of any change/deviation in plot/CTS boundaries.
- The Master Plan of BRIMSTOWAD Project is being reviewed by the consultant appointed by MCGM. Hence, provisional remarks offered herewith are subject to revision of Master Plan of BRIMSTOWAD Project.
- These provisional major nalla remarks are valid for a period of one year only from date of issue.

Yours faithfully,  
*(Signature)*  
Executive Engineer  
(Storm Water Drains) Pl. Cell (E.S.)

## ANNEXURE II – TREE NOC & TREE SURVIVAL NOC

**BRIHANMUMBAI MAHANAGARPALIKA**  
**TREE AUTHORITY**

Office of the  
Dy.Suptd. of Gardens (ES),  
Municipal Garage, 1<sup>st</sup> Floor,  
Pt.Deen Dayal Upadhyay Rd,  
Mulund (West), Mumbai-80.  
DySG/TA/ES/ES  
Dt. 27.02.2019

**E.E.(B.P.) T ward**

**Subject:** Regarding N.O.C. for trees not coming in the construction of proposed building bearing C.T.S. No.784/1,785, 786, 787,788,789, 790, 791,792/A, 793 and 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai

**Ref.:** DYSG/TA/480 dt.19/01/2015

With reference to above M/S. Atmospheric Reality Private Limited has submitted proposal regarding construction of proposed residential Building on plot bearing C.T.S.No.784/1,785, 786, 787,788,789, 790, 791,792/A, 793 and 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai

As per plan submitted by applicant, it seems that there is 64 (Sixty Four) nos. trees of existing on site which are not coming in the proposed construction of building.

As per Hon. M.C.'s Circular Vide No. 0041/33/2013-JTMC-DMU Dated. 17.06.2013, complete original file papers are forwarded for further necessary action please.

- sd -  
Dy. Suptd. Of Gardens (Z-V & VI)

**Copy To:**  
M/S. Atmosphere Realty Private Limited,  
808, Krushal Commercial Complex,  
Above Shoppers Stop,  
G.M. Road, Chembur(W)  
Mumbai-400089

Dy. Suptd. Of Gardens (Z-V & VI)

DHAT DINDE/TA/Ashish Bhatt & Asso/AEBP CTS No.1391 MULW

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**TREE AUTHORITY**

Office of the Suptd. of Gardens  
Veermata Jijabai Bhosale Udyan,  
Dr.AmbedkarRoad,Byculla (E),  
Mumbai-400 027.  
No. : 21/2/19

**To,**  
M/s Atmosphere Realty Pvt.  
808, Krushal Commercial Complex,  
Above Shopper Stop, G.M Road,  
Chembur (W) Mumbai 400089.

**Sub:** Final Tree NOC for OC for proposed residential building No 1 on plot bearing CTS No 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village Nahur at Goregaon -Mulund Link road at Mulund (W) Mumbai

**Dear Sir,**

Please refer to your letter dt. 04.02.2018 on the above cited subject.

It is to certify that 189 Nos. of trees have been planted as per the norms in the said property.

Further in accordance with the provision under section 11(1) of the Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975. You are hereby directed to take almost care of the newly planted 178 Nos. of trees so that these trees grow properly along with 11 Nos. of existing old tree and give a report to the Tree Officer about the condition of these trees once in a six months for a period of 3 years.

You are further directed that, while handing over the said property to owner / society or authorized person, all the trees as mentioned above existing on the site also should be handed over to them with tree inventory & proper record with due acknowledgement from them.

Thanking you.

Yours faithfully  
- sd -  
Suptd.Of Gardens &  
Tree Officer

**Copy to**  
M/s Spaceage Consultants,  
Shop No 15, B 106, Natraj Building,  
Shivshristi Complex, Mulund (W)  
Mumbai 400080.

Suptd.Of Gardens &  
Tree Officer

## ANNEXURE II -CFO NOC

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

**Sub:** Recommendation letter from fire safety point of view to obtain Occupation Certificate from Building Proposal Department for the high-rise residential building on Plot bearing CTS No. 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village Nahur at Goregaon -Mulund Link Road Mumbai.

**Ref:** Online submission from License surveyor Shashikant Laxman Jadhav, under File No. CE/5230/BPES/AT dated 19.01.2019

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

In this case, N.O.C. of this office was issued under No. FB/HRC/ES/24 dated 13.05.2014 stipulating fire prevention and fire fighting requirements for the construction of a high rise residential building comprising of two towers i.e. A & B Towers with single common basement + common 1<sup>st</sup> & 2<sup>nd</sup> podium level + common upper still level i.e. 3<sup>rd</sup> podium level & thereafter the building is divided into 02 different structures i.e. Tower A & B having 1<sup>st</sup> to 46<sup>th</sup> upper residential floors with a total height of 167.45 mtrs. measured from general ground level to the terrace level. It was also proposed to construct 03 nos. of Bungalows having Ground + 2 floored structures at 3<sup>rd</sup> podium level i.e. Upper still level with a total height of 11.40 mtrs. on West side of the building. (Requirements stipulated vide this NOC cancelled & revised NOC issued).

Further, amended NOC was issued under No. FB/HRC/ES/02 dated 29.05.2015 stipulating fire prevention and fire fighting requirements for the construction of a high rise residential building comprising of 03 wings i.e. Wing A, B and C having common two level basement (-6.05 mtrs.) + part stilt + part Ground for double height entrance lobby + (1<sup>st</sup> to 4<sup>th</sup> floor is attached to 4 level podium (+ 13.35 mtrs.) with void between Wing A&B, Wing B&C and Podium) 1<sup>st</sup> floor partly void and partly for podium + 2<sup>nd</sup> to 4<sup>th</sup> floor partly for residential and partly for podium + 5<sup>th</sup> to 37<sup>th</sup> upper residential floors with a total height of 124.70 mtrs. from general ground level to terrace level with fire check floor in between 21<sup>st</sup> & 22<sup>nd</sup> floors at the height of 70.75 mtrs. It was also proposed to construct separate ground floor shops (17 nos.) on West side of the plot.

Further amended NOC was issued under No. FB/HRC/RVI/27 dated 18.01.2017 for the construction of high rise residential building comprising of three wings i.e. Wing A, B and C having common two level basement (-6.05 mtrs.) + part stilt + part Ground for double height entrance lobby + (1<sup>st</sup> to 4<sup>th</sup> floor is

attached to 4 level podium (+ 13.35 mtrs.) with void between Wing A&B, Wing B&C and Podium) 1<sup>st</sup> floor partly void and partly for podium + 2<sup>nd</sup> to 4<sup>th</sup> floor partly for residential and partly for podium + 5<sup>th</sup> to 43<sup>rd</sup> upper residential floors with a total height of 141.35 mtrs. from general ground level to terrace level with fire check floor in between 21<sup>st</sup> & 22<sup>nd</sup> floors at the height of 69.85 mtrs.

The Licensed Surveyor has stated that, all fire safety requirements and passive fire protection stipulated in above N.O.C. are complied by concerned, accordingly letter of Licensed Surveyor is attached herewith.

Now, the Licensed Surveyor vide his letter under reference has intimated about the completion of construction work of the building and requested compliance of the fire safety requirements stipulated by this department & requested to issue Recommendation letter from fire safety point of view to obtain Occupation Certificate from Building Proposal Department for the high rise residential building comprising of three wings i.e. Wing A, B and C having common two level basement (-6.05 mtrs.) + part stilt + part Ground for double height entrance lobby + (1<sup>st</sup> to 4<sup>th</sup> floor is attached to 4 level podium (+ 13.35 mtrs.) with void between Wing A&B, Wing B&C and Podium) 1<sup>st</sup> floor partly void and partly for podium + 2<sup>nd</sup> to 4<sup>th</sup> floor partly for residential and partly for podium + 5<sup>th</sup> to 43<sup>rd</sup> upper residential floors with a total height of 141.35 mtrs. from general ground level to terrace level with fire check floor in between 21<sup>st</sup> & 22<sup>nd</sup> floors at the height of 69.85 mtrs.

On the receipt of the letter from the Architect, a senior officer of this department visited the site / building to verify & ensure the compliance of the fire protection and fire fighting requirements stipulated by this department vide above referred NOC's. It was observed that the party has complied with all the fire protection and fire fighting requirements stipulated by this department.

The fire-fighting requirements such as wet riser cum down comer, system, fire pump, Sprinkler pump, Booster pump, jockey pump, Courtyard hydrants, Automatic Sprinkler system, Smoke detection system, Fire alarm system, P A system etc. were tested and found in good working order. The party has produced Form -A', certificate by Govt. Licensed Agency Pona Corporation (License No. MFS-LA/RF-0149/RD-0283/RP-0031 & M/s. Saini Electronics Security Systems (License NO. MFS-LA/RD-0080) regarding the compliance of the Fire Prevention and life safety Measures and licensed agency has given the list of fire-fighting equipment's installed in the premises, i.e. Annexure -A'. The party has also produced lift certificates, Structural stability certificate & FRD test certificate. All other requirements pertaining to civil engineering & constructional side may be verified by E.E.B.P. (E.S.) as per D.C.R. - 1991.

ANNEXURE III –



To,  
The Principal Secretary - SEIAA,  
Environment Department,  
Room No. 217, 2nd floor, Annex building,  
Mumbai - 400 032.

We hereby state that the onsite Constructed area for Proposed Residential cum commercial project "Atmosphere" on plot bearing CTS nos. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 846 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai 400080 by M/s Atmosphere Realty Pvt. Ltd. is 187649.78 sq.mt. It is as per IOD received vide letter under No CHE/ES/1321/7/337/(NEW)/537/7/Amend dated 19.08.2021 & CC dated 02.12.2021.

Sr. No	Building Number	Configuration n as per CC	As per EC dated 24.01.2020				As per CC				Constructed on site				Proposed Expansion					
			FSI as per EC in sqm	FSI as per CC in sqm	Total Constructed n area as per EC in sqm	Total Constructed n area as per CC in sqm	Configuration n as per CC	FSI area as per CC in Sqmt.	Area as per C.C. in sqm	Total Constructed n area as per CC in sqm	Configuration on site	FSI area Constructed on site in sqm	Area Constructed on site in sqm	Total Constructed n area on site in sqm	Configuration n	Proposed FSI in sqm	Proposed Area in sqm	Total Constructed n area	Proposed Total	
1	Building I (Wing A, B, C)	2B+St+1PO+2-4P PO+5-43 flrs & G+2P AB-CH on PO Top	57133.36	66124.64	123258.00					2B+St+1PO+2-4P PO+5-43 flrs & G+2P AB-CH on PO Top	57133.36	66124.64	123258.00							
2	Building II (Wing D, E, F & G)	Wing D, E, F - 2B+St+1P-3P+4-47UF & P Bldg - 2B + St + 1-2PO + 3PO RG-CH Wing G - 2B+St+1P-3P & P Bldg 2B+St+1-2PO-3PO RG-CH on PO T	65535.08	76392.24	141927.33	Wing D, E, F - 2B+St+1P-3P + 4-47 UF, Wing G - 2B Top & Podium Bldg, 2B Top	61237.53	81891.64	143129.17	Wing D & E Tower Area - 2B + St+1P-3P+4-36 UF	28231.02	27704.55	55935.57	Wing D, E, F - 2B+St+1P-3P+4-47UF, Wing G - 2B+St+2P flr. & P Bldg -2B + St + 1 - 2-3PO-4PO RG-CH G=1 on 4 <sup>th</sup> PO TOP	63319.66	82985.56	146305.22			
4	Building III - Commercial Block	2B+Gr+1-18 flrs	14441.96	10204.22	24646.18	2B+Gr+1-18 flrs	14297.46	10878.03	25175.49	2B+Gr+1 flrs	1117.02	7339.19	8456.21				2B+Gr+1-18 flrs	14297.46	10878.03	25175.49
		<b>Total</b>	<b>137110.41</b>	<b>152042.70</b>	<b>289153.11</b>		<b>132668.35</b>	<b>158894.31</b>	<b>291562.66</b>		<b>86481.40</b>	<b>101168.38</b>	<b>187649.78</b>		<b>134750.48</b>	<b>153249.58</b>	<b>288000.08</b>			

In view of above we have constructed total of 187649.78 sqm of area. The construction is as per CC received form MCGM dated 02.12.2021, Approved plans dated 19.8.2021 and as per EC received vide letter no. SEIAA-EC-000002339 dated 24<sup>th</sup> January 2020. We hereby undertake that Building I (Wing A, B, C) is completed and OC received dated 23 Feb 2019. RCC work upto 36th floor has been completed for wings D & E and RCC work upto 1st floor has been completed for commercial wing and excavation work is in progress for wing F of building II on site, as per last CC approved by MCGM.

We certify that the construction carried on the ground by the PP till the date of SEIAA hearing is within the BUA & in accordance with the configuration of the earlier EC & there is no other construction being carried out at site.

Thanking you,  
For Sandeep Shikre & Associates  
  
Parikaj Patshakar  
Principal  
Reg No.: CA / 98 / 22945

