



SHRADDHA DEVELOPERS & REALTORS

[SHRADDHA GROUP]

Date: 15.12.2025

To,
Regional office-Mumbai
Maharashtra Pollution Control Board,
Kalpataru Point, 2nd floor, Opp.
PVR Theatre, Sion (E), Maharashtra
Mumbai-400022

Subject: Submission of Six-Monthly Compliance Report for the Period of December 2025 for Proposed Redevelopment on plot bearing FP No.88, 89 & 91 of TPS No. III Borivali at 18.30 MT wide Jambli Gully, Borivali (W), Mumbai in R/C Ward by M/s. Shraddha Developers and Realtors, as per the Environmental Clearance received dated 27th December 2023.

Reference: Environment Clearance Letter Received dated 27th December 2023.

Respected Sir,

With reference to above subject, we have obtained an Environmental Clearance for Proposed Redevelopment on plot bearing FP No.88, 89 & 91 of TPS No. III Borivali at 18.30 MT wide Jambli Gully, Borivali (W), Mumbai in R/C Ward by M/s. Shraddha Developers and Realtors.

Our Project was recommended in State Level Expert Appraisal Committee-II, Maharashtra in its 202nd meeting & by SEIAA in 267th (Day-2) meeting. Environmental Clearance is granted with conditions on dated 27th December 2023.

As per the condition stipulated in the Environmental Clearance letter, we are hereby submitting ours.

Six-Monthly Compliance Report for December, 2025 with due Annexures (Environment Monitoring Reports) for our project.

We hereby request you to kindly accept the same.

Thanking you

Yours Faithfully,

For Shraddha Developers and Realtors.


Partner



**ENVIRONMENTAL CLEARANCE
SIX MONTHLY COMPLIANCE REPORT**

**FOR THE PERIOD OF
DECEMBER 2025**

FOR

**“PROPOSED REDEVELOPMENT PROJECT OF “SHRADDHA
DEVELOPERS AND REALTORS”
ON PLOT BEARING FP NO. 88, 89 & 91**

AT

**VILLAGE-JAMBLI GULLY, BORIVALI (W),
TALUKA-BORIVALI,
DISTRICT- MUMBAI, MAHARASHTRA**

BY

M/S. SHRADDHA DEVELOPERS AND REALTORS.

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INTRODUCTION

The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its **202th** meeting and recommend the project for prior environmental clearance to SEIAA.

Information submitted by proponent has been considered by State Level Environment Impact Assessment Authority in its **267th (Day-2)** meeting. It is noted that the proposal is considered by SEAC- II under screening category 8(b) as per EIA Notification 2006.

ENVIRONMENTAL CLEARANCE DETAILS

The proposal has been considered by SEIAA in its **267th (DAY-2)** meeting with Date of Issue **EC- 27th December 2023 (EC Identification No.- EC-23B038MH113136)** & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of specific and general terms and conditions.

PROJECT DETAILS

SR. NO.	PARTICULARS	BASIC INFORMATION
1.	Name of Project	Proposed Redevelopment on Plot bearing FP No. 88, 89 & 91 of TPS No. III Borivali at 18.30 MT wide Jambli Gully, Borivali (W), Mumbai in R/C Ward by Shri. Hiren G. Vaghani, Partner of M/s. Shraddha Developers and Realtors.
2.	Name of Project Proponent, Address & EmailId	M/s. Shraddha Developers and Realtors. Flat no. B/3, Aashirwad co-operative society, L.T. Road, Babai Naka, Boriwali (W), Mumbai-400092 shraddhadevelopers01@gmail.com
3.	Location of the Project	On plot bearing FP No. 88, 89 & 91 of TPS No. III Borivali at Jambli Gully, Borivali (W), Mumbai in R/C Ward, Mumbai-400092 by Shri. Hiren G. Vaghani, partner of M/s. Shraddha Developers and Realtors.

4	LOI/NOC from MHADA/ Other Approvals (If Applicable)	As per procedures of BMC, LOI is granted to the project proponent.
5.	Total Plot Area (Sq. m.)	5088.90
6.	Deductions (Sq. m.)	743.47
7.	Net Plot Area (Sq. m.)	4,345.43
8.	Permissible FSI (Including TDR Etc.) (Sq. m.)	15,194.09
9.	Total Built Up Area (FSI + Non FSI) Sq. m.	30,963.31
10.	Total Ground Coverage (Sq. mt.) & Its % (Note: Percentage of Plot not open to sky)	2,312.09 Sq.mt. (55.90%)
11.	Estimated Cost of the project	Rs. 172.50 Cr
12.	Number of buildings & its configuration	Building No.1 (Shradda Skyline) Wing A: Basement (pt) + Ground (pt) + Stilt (pt) + 1st podium (pt) + 2nd to 4th podium + 5th podium for amenities + 6th to 32th floors. Wing B: Ground (pt) commercial + 1st (pt) for Rehab Commercial.
13.	Population of Project	833

CURRENT STATUS OF CONSTRUCTION

S.NO.	DETAILS	PRESENT STATUS
1.	Total built up area proposed for EC	30,963.31 Sq.mt.
2.	Constructed area	23,678.20 sq.mt
3.	Proposed Building Configuration	<u>Proposed Configuration:</u> Building No.1 (Shraddha Skyline): Wing A: Basement (pt) + Ground (pt) + Stilt (pt) + 1st podium (pt) + 2nd to 4th podium + 5th podium for amenities + 6th to 32th floors. Wing B: Ground (pt) commercial + 1st (pt) for Rehab Commercial.
4.	Construction status of buildings	RCC work upto 25 th floor is completed.
5.	Status of STP	Not Constructed yet.
6.	Parking Status	Stack parking not installed yet.
7.	Status of Rain Water Harvesting	Not Constructed yet.

ENVIRONEMNTAL CLEARANCE CONDITION

EC Identification No. EC- 23B038MH113136 dated 27.12.2023

As per the integrated environmental conditions of the EC letter, following are the EC conditions stipulated for the project and point-wise compliance status of each of the conditions as on date of this report.

Sr. No.	Conditions	Compliance	Photo
A. SEAC Conditions			
1	PP to submit IOD/IOA/Concession Document/ Plan Approval or any other form of documents as applicable clarifying it's conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Noted & submitted.	--
2	PP to obtain following NOCs & remarks: a) Sewer connection b) Tree NOC	Noted & submitted.	--
3	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.	Noted.	--
4	PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.	Noted.	--
5	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party for use of excess treated water generated in the project.	Noted.	--
6	PP to provide dual plumbing system in the project; PP to include cost of DMP in EMP; PP to provide portable STP during construction phase & include the cost of same in construction phase EMP & according revise EMP of construction & operation phase.	Noted & submitted.	--
7	PP to plant trees as per MoEF norm i.e. 1 tree/80.0 Sq.mtr; PP to submit revised RG area calculations with triangular method	Noted.	--

	with dimension; PP to revise tree list including trees proposed in Miyawaki Planation.		
8	PP to submit parking statement (required & provided) for the building as per DCR norms; PP to ensure that minimum 25% 2-wheeler and 4-wheeler parking are equipped with electric charging facility.	Noted.	--
9	PP to submit plan to reduce retrieval time for human & car evacuation at the time of emergency.	Noted.	

B. SEIAA Conditions

1.	PP has provided mandatory RG area of 869.21 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	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.	Noted	--
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	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.	Noted	--
5	SEIAA after deliberation decided to grant EC for-FSI-15194.09 m ² . Non FSI-15769.22 m ² , total BUA-30963.31 m ² . (Plan approval No-P-13377/2022/(91)/R/C Ward/FP/337/2/Amend,dated 16.10.2023)	Noted	

General Conditions: A) Construction Phase

1.	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.	Noted	--
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2.	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	Noted and shall be complied.	--
3.	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.	Noted and adhere too.	--
4.	Adequate drinking water and sanitary facilities should be provided for construction worker at site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Noted. All facilities are provided for the workers and laborers and will be maintained throughout the construction phase.	--
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Waste water will be treated in sewage treatment plant and reused for flushing and gardening purpose and excess treated sewage will be send to sewer line where as storm water will be send through storm water line. All precautions will be taken to do not mix with both.	--
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices	Noted and adhere too.	--
7.	The ground water level and its quality should be monitored regularly in consultation with ground water authority.	Not applicable	--
8.	Permission to draw ground water for construction of basement if any shall be obtained from the competent authority	There is no provision for ground water usage.	--

	prior to construction/operation of the project.		
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.	Noted. Fixtures for showers, toilet flushing and drinking would be of low flow either by use of aerators or pressure reducing devices or sensor based control.	--
10.	The Energy Conservation Building code shall be strictly adhered to.	Noted.	--
11.	All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site.	Noted.	--
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.	Noted. Shall be complied.	--
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted.	--
14.	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	Noted.	--
15.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should Conform to environments (protection) rules prescribed for air and noise emission Standards.	Noted and complied too.	--
16.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Noted and complied too. Vehicles which come to construction site shall be checked for PUC and conform to applicable air and noise emission standards and would be operated only during non-peak hours.	--

		Also, water sprinkling is done and landscape development is done to reduce the air and noise pollution.	
17.	Ambient noise levels should conform to residential standards both during day and night. Incremental Pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Noted.	--
18.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (protection) act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted and shall be complied	--
19.	Regular supervision of the above and other measures for monitoring should be in place all through the Construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Noted. Separate supervision of the above and other measures for monitoring should be in place all through the Construction phase, to avoid disturbance to the surroundings will be done.	--
B) Operation Phase			
1.	a) The solid waste generated should be properly collected and segregated. b) Wet Waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in existing premises for gardening. And, no wet	Noted.	--

	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.		
2.	E-waste shall be disposed through authorized vendor as per e-waste (management and handling) rules, 2016.	Noted. E-waste shall be disposed through authorized vendor as per E-waste (management and handling) rule 2016.	--
3.	a) The installation of the sewage treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100% treatment to sewage/Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Noted and adhere too.	--
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line no physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted.	--
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water,	Noted. Water permission is received from BMC, sewer line NOC is	--

	connectivity of sewer line to the project site and proper disposal of Treated water as per environmental norms.	received. STP is designed for constructed building. Also, for proposed building above conditions will be applicable.	
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	Noted and adhere too	--
7.	PP to provide adequate electric charging points for electric vehicles (EVs)	Noted.	--
8.	Green belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted and adhere too. Green belt development is carried out by considering the CPCB guidelines.	--
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted. Separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards	--
10.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the Environment protection measures shall not be diverted for other purposes.	EMP Cost During Construction: Rs. 24.5 Lakhs During Operation: Capital Cost: 83.5 lakhs O & M: Rs. 12.02 lakhs	--
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	Noted.	--

	Board and may also be seen at website at Error! Hyperlink reference not valid.parivesh.nic.in		
12.	A copy of clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Noted.	--
13.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MOEF, the respective Zonal office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the Company in the public domain.	Noted. EC compliance shall be done regularly.	--

C) General Conditions:

1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted and adhere too.	--
2.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the environment department before start of any construction work at the site.	Noted. Consent to Establish received.	--
3.	Under the provisions of environment (Protection) act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining Environmental Clearance.	Noted.	--
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC	Noted. EC compliance shall be done regularly.	--

	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.		
5.	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.	Noted.	--
6.	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.	Noted.	--
7.	This environmental clearance is issued subject to obtaining NOC from forestry & wild life angle including clearance from the standing committee of the national board for wild life as if applicable & this environment clearance does not necessarily implies that forestry & wild life clearance granted to the project which will be considered separately on merit.	Not applicable.	--

Environmental Clearance



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

To,

The -1

SHRADDHA DEVELOPERS & REALTORS

Flat No.B/3, Ashirawad CHS, L.T. Road, Babhai Naka, Borivali (W)
 Mumbai- 400092 -400092

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/INFRA2/422232/2023 dated 15 Mar 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH113136
2. File No.	SIA/MH/INFRA2/422232/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed redevelopment on Plot bearing FP No. 88, 89 & 91 of TPS No. III Borivali at 18.30 MT wide Jambli Gully, Borivali (W), Mumbai in R/C Ward by Shri. Hiren G. Vaghani , Partner of M/s. Shraddha Developers and Realtors.
7. Name of Company/Organization	SHRADDHA DEVELOPERS & REALTORS
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: 27/12/2023

(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.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/422232/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Shraddha Developers and Realtors,
FP No. 88, 89 & 91 of TPS No. III Borivali,
18.30 MT wide Jambli Gully, Borivali (W),
R/C Ward, Mumbai.

Subject : Environment Clearance for proposed Redevelopment on Plot bearing FP No. 88, 89 & 91 of TPS No. III Borivali at 18.30 MT wide Jambli Gully, Borivali (W), Mumbai in R/C Ward by M/s. Shraddha Developers and Realtors.

Reference : Application no. SIA/MH/INFRA2/422232/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 202nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18th October, 2023.

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

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/422232/2023
2	Name of Project	Proposed redevelopment on plot bearing FP No. 88, 89 & 91 of TPS No. III Borivali at Jambli Gully, Borivali (W), Mumbai in R/C Ward, Mumbai-400092 by Shri. Hiren G. Vaghani, partner of M/s. Shraddha Developers and Realtors.
3	Project category	8(a) 'B2' Building & Construction Projects
4	Type of Institution	Joint Venture (Pvt+Pvt)
5	Project Proponent	Name Shri Hiren G. Vaghani, Partner of M/s. Shraddha Developers and Realtors
		Regd. Office Address Flat no. B/3, Aashirwad co-operative society, L.T. Road, Babai Naka, Boriwali (W), Mumbai – 400092
		Contact number 9820709766
		e-mail shraddhadevelopers01@gmail.com

6	Consultant	Sadekar Enviro Engineers Pvt. Ltd. EIA Co-ordinator: Mr. Prabhakar Sadekar NABET accredited sector (38 (Schedule 8a) Category B) Accreditation No.: NABET/EIA/2124/SA 0146				
7	Applied for	New				
8	Location of the project	Proposed redevelopment on Plot bearing FP No. 88, 89 & 91 of TPS No. III Borivali at Jambli Gully, Borivali (W), Mumbai in R/C Ward, Mumbai-400092 by Shri. Hiren G. Vaghani, partner of M/s. Shraddha Developers and Realtors.				
9	Latitude and Longitude	Latitude: 19°13'37.03"N Longitude: 72°51'10.73"E				
10	Plot Area (sq.m.)	5088.90 sq.m				
11	Deductions (sq.m.)	743.47 sq.m				
12	Net Plot area (sq.m.)	4345.43 sq.m				
13	Ground coverage (sq.m) & %	2312.09 sq.m (55.90%)				
14	FSI Area (sq.m.)	15194.09 sq.m				
15	Non-FSI (sq.m.)	15769.22 sq.m				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	30963.31 sq.m				
17	TBUA (m ²) approved by Planning Authority till date	30963.31 sq.m				
18	Earlier EC details with Total Construction area, if any.	Not Applicable				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not Applicable				
20	Previous EC/Existing Building			Proposed Building Configuration		Reason for modification and Change
	Building name	Configuration	Height (m)	Building name	Configuration	
	NA	NA	NA	Building No. 1 (Shraddha Skyline)	Wing A: Basement (pt) + Grd (pt) + 1 st Stilt (pt) + 1 st podium (pt) + 2 nd to 4 th podium + 5 th podium for amenities + 6 th to 32 nd floors.	
				Wing B: Grd (pt) commercial + 1 st (pt) for Rehab Commercial.		
21	No. of Tenements & Shops	No. of Flats: 151				

22	Total Population	833		
23	Total Water Requirements	112.45 KLD		
24	Under Ground Tank (UGT) location	Flush to ground		
25	Source of water	Brihanmumbai Municipal Corporation (BMC)		
26	STP Capacity & Technology	STP capacity of 130 KLD with MBBR technology		
27	STP Location	Flush to ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	105 CMD		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	300	Will be handed to Authorized Vendor
		Wet waste	200	Will be Treated in 1 no. of Eco Composter OWC (ECM 10)
		Construction Waste	75.80	Will be sold for recycling to authorized vendor
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	276.83	Will be handed to Authorized Vendor
		Wet waste	185.18	Will be Treated in 1 no. of Eco Composter OWC (ECM 10)
		E-Waste	-	-
		STP Sludge (Dry)	10	Use as Manure
31	R.G. Area in sq.m.	RG required – 935.15 Sq.m		
		RG provided on Mother earth/Ground- 616.34 Sq.m		
		RG provided on Podium- 454.59 Sq.m		
		Total – 1070.93 Sq.m		
		Existing trees on plot: 70		
		Number of trees to be planted:		
		a) In RG area: 36		
		b) In Miyawaki Plantation (with area): 321 Saplings (107.09 sq. m)		
32	Power requirement	During Operation Phase:		
		Connected load	3148.15 kW	
		Demand load	811.59 kW	

33	Energy Efficiency	a) Total Energy saving (%): 21.84 % b) Solar energy (%): 5%		
34	D.G. set capacity	1 No of DG Set of 500 KVA provided for emergency services.		
35	No. of 4-W & 2-W Parking with 25%EV		2 Wheelers	4 Wheelers
		Parking Required as per DCR norms	76 Nos.	256 Nos.
		Parking Provided	108 Nos.	256 Nos.
		25% EV Parking	65 Nos.	
36	No. & capacity of Rain waterharvesting tanks /Pits	1 no. of RWH tank of 60 cum (with two days holding capacity)		
37	Project Cost in (Cr.)	172.50 Crores		
38	EMP Cost	During Construction: 24.5 lakhs During Operation: Capital: 83.5 lakhs O & M: 12.02 lakhs		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable		
40	Details of Court Cases/litigations w.r.t the project and project location,if any.	a) Writ Petition (L) No. 5106 of 2020 filed before Hon'ble High Court. b) Writ Petition no. 2963 of 2022 filed before Hon'ble High Court. c) Appeal bearing no. 287 of 2018 under Section 152 of Maharashtra Co-operative Societies Act, 1961. d) Writ Petition no. 478 of 2020 before Hon'ble High Court challenging the validity of the said order dated 03rd November 2018.		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 267th (Day-2) meeting held on 18th October, 2023, 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:
a) Sewer connection; b) Tree NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation

certificate to the project.

4. PP to use advanced technologies for dust suppression in addition to sprinkling of water in construction phase & include the cost of same in construction phase EMP.
5. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/ agency/third party for use of excess treated water generated in the project.
6. PP to provide dual plumbing system in the project; PP to include cost of DMP in EMP; PP to provide portable STP during construction phase & include the cost of same in construction phase EMP & accordingly revise EMP of construction & operation phase.
7. PP to plant trees as per MoEF norm i.e. 1 Tree/80.0 Sq.Mtr; PP to submit revised RG area calculations with triangular method with dimension; PP to revise tree list including trees proposed in Miyawaki Planation.
8. PP to submit parking statement (required & provided) for the building as per DCR norms; PP to ensure that minimum 25% 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
9. PP to submit plan to reduce retrieval time for human & car evacuation at the time of emergency.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 869.21 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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- 15194.09 m², Non FSI- 15769.22 m², total BUA- 30963.31 m². (Plan approval No-P-13377/2022/(91)/R/C Ward/FP/337/2/Amend, dated 16.10.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of

wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be

- utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
 - III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
 - IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions,

including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

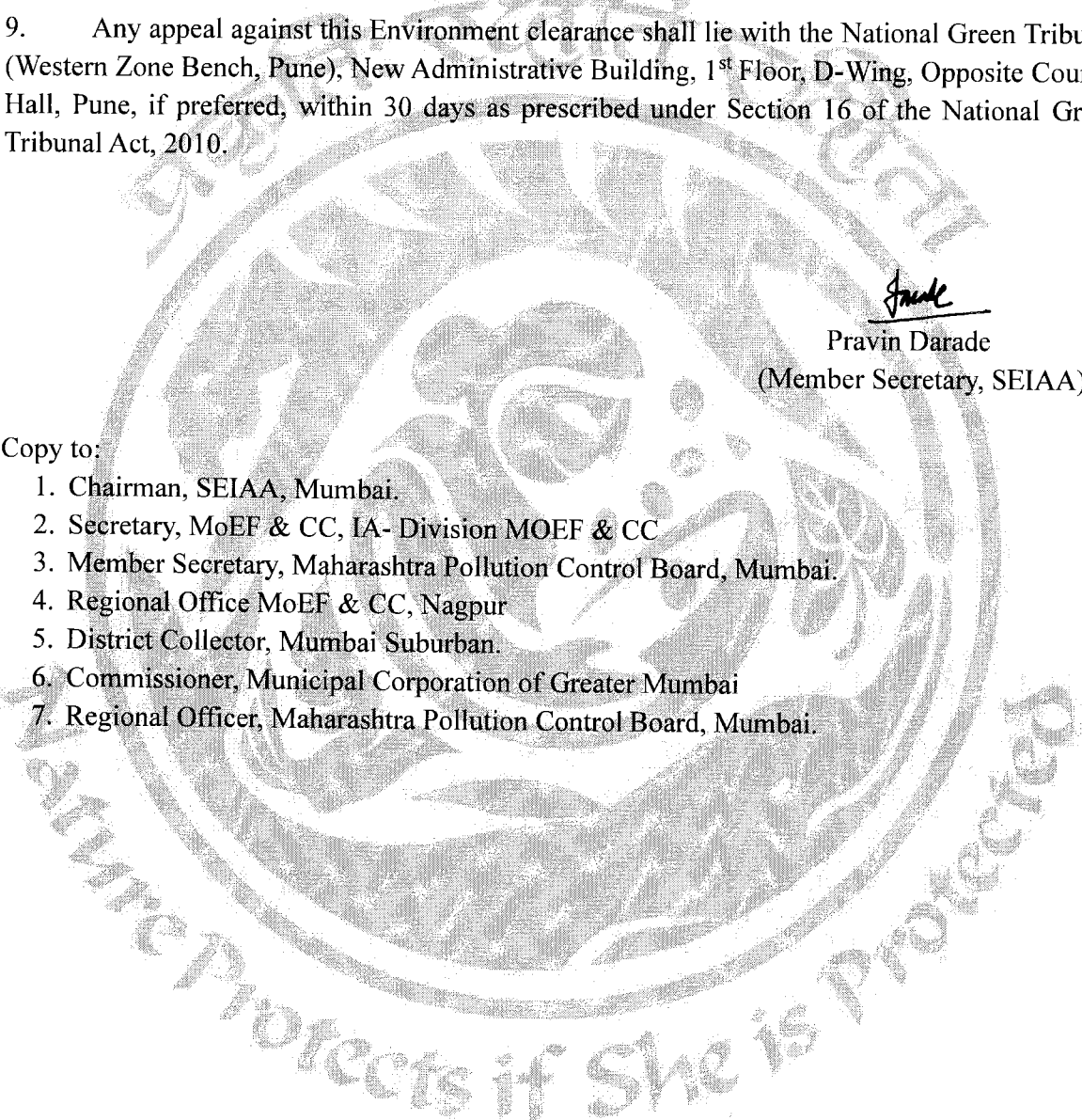
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work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

Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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



Prade

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.

Signature Not Verified

Digitally signed by: Shri Pravin C.
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 12/27/2023 12:16:06 PM

Monitoring Reports



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

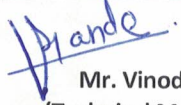
Report No	: GESEC/PRO/AAQM/2025-26/12/1452
Date of Report	: 05/12/2025
Client	: M/s Shraddha Developers and Realtors.
Location	: Site
Address	: Plot bearing F.P. No. 88, 89, 91/1 & 2 of TPS No.III Borivali at Jambli Gully, Borivali (W), Mumbai
Sampling Period	: : 01/12/2025
Sampling Duration	: 1440 min

RESULTS OF ANALYSIS

Sr. No.	DESCRIPTION	UNIT	Value	NAAQS
01	Ambient Temperature	°C	30.50	
02	Relative Humidity	% RH	58	
03	PM ₁₀	µg/M ³	88.4	100
04	PM _{2.5}	µg/M ³	42.8	60
05	SO ₂	µg/M ³	22.20	80
06	NO _x	µg/M ³	28.80	80
07	CO (1 Hrs)	mg/M ³	0.40	4.0

Remark:**NAAQS** – National Ambient Air Quality Standards.

Monitoring results are well within the limits prescribed by NAAQS


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

End Of Report





Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Ambient Noise Monitoring Report

Report No	: GESEC/PRO/ANLM/2025-26/12/1453
Date of Report	: 05/12/2025
Client	: M/s Shraddha Developers and Realtors.
Location	: Site
Address	: Plot bearing F.P. No. 88, 89, 91/1 & 2 of TPS No.III Borivali at Jambli Gully, Borivali (W), Mumbai
Sampling Period	: : 01/12/2025
Sampling Duration	: 1440 min

RESULTS OF ANALYSIS

Location	Leq dB (A)	
	Day time	Night Time
Entry Gate	56.00	44.00
Near construction site	58.00	44.50
REMARK: All the measured values are within CPCB limits		
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By 		

End Of Report



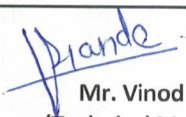
Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

Soil Analysis Report

Report No.	: GESEC/PRO/SO/2025-26/12/1454
Date of Report	: : 05/12/2025
Client	: M/s Shraddha Developers and Realtors.
Location	: Site
Address	: Plot bearing F.P. No. 88, 89, 91/1 & 2 of TPS No.III Borivali at Jambli Gully, Borivali (W), Mumbai in R/C Ward.
Sampling Period	: : 01/12/2025
Sampling Duration	: 1440 min

RESULTS OF ANALYSIS

Sr. no	Parameters	Unit	Project Site
1	pH	-	7.60
2	EC	µS/cm	234.20
3	Bulk Density	gm/cm ³	1.20
4	Water Holding Capacity	%	44.40
5	TKN	%	0.90
6	Organic matter	%	0.90
7	Calcium	mg/100gm	74.20
8	Chlorides	mg/100gm	92.20
9	Magnesium	mg/100gm	26.20
10	Sulphate	mg/100gm	54.50
11	Available Phosphorous	mg/100gm	0.60
12	Sodium	mg/kg	34.60
13	Potassium	mg/kg	76.80
14	Copper	mg/kg	1.1
15	Iron	mg/kg	282.40
16	Lead	mg/kg	0.60
17	Zinc	mg/kg	0.80
18	Chromium	mg/kg	0.04


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

End Of Report

