



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

To,

The -1

RATNARAJ BLESSING MILESTONE

5, Parsi Building, Bawala Wadi, Dr. B.A.Road, Chinchpokli, Mumbai- 400
012. -400012

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/INFRA2/423388/2023 dated 25 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH179800 |
| 2. File No. | SIA/MH/INFRA2/423388/2023 |
| 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 of existing
building known as "Kamgar Swa-Sadan
Co-Op. Housing Society Ltd." situated on
property bearing C.S.NO.2/71 of Parel
Seweri Division, at Mahadev Palav Marg,
Currey Road, Mumbai – 400012 in
F/South Ward by M/S Ratnaraj Blessing
Milestone. |
| 7. Name of Company/Organization | RATNARAJ BLESSING MILESTONE |
| 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: 01/11/2023

(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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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/423388/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ratnaraj Blessing Milestone,
C.S.NO.2/71 of Parel Seweri Division,
Mahadev Palav Marg, Currey Road, Mumbai

Subject : Environment Clearance for Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai by M/s. Ratnaraj Blessing Milestone.

Reference : Application no. SIA/MH/INFRA2/423388/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 203rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/423388/2023	
2	Name of Project	Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai – 400012 in F/South Ward proposed by M/s Ratnaraj Blessing Milestone.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Shitesh Mohanlal Madrecha
		Regd. Office address	5, Parsi building, Bavlawadi, Dr. B.A.Marg, Chinchpokli, Mumbai-4000012.
		Contact number	99252 07774
		e-mail	jain726@gmail.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA 0193 Validity: 18.06.2024	
7	Applied for	Brownfield Project	
8	Location of the project	situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai – 400012 in F/South Ward.	

9	Latitude and Longitude	Latitude- 18°59'40.92" N Longitude - 72°50'03.31" E	
10	Plot Area (Sq.m.)	3593.1 sq.m	
11	Deductions (Sq.m.)	548.66 Sq.m	
12	Net Plot area (Sq.m.)	3044.44 sq.m	
13	Ground coverage (m ²) & %	1834.05 sq.m (51.04%)	
14	FSI Area (Sq.m.)	20503.39 sq.m	
15	Non-FSI (Sq.m.)	26492.37 sq.m	
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	46995.76 sq.m	
17	TBUA (m ²) approved by Planning Authority to date.	Approved FSI Area – 20503.39 Sq.m Concession Approval dated: 25/11/2022	
18	Earlier EC details with Total Construction area, if any.	None	
19	Construction completed as per earlier EC (FSI + Non-FSI) (Sq.m.)	None	
20	Proposed Configuration		
	Building Name	Configuration	Height (m)
	Rehab Wing A	Basement + Ground + 1st To 22nd Floor	69.00 m
	Rehab Wing B	Basement + Ground + 1st To 22nd Floor	69.00 m
	Sale Wing C	Basement + Ground + 1st To 10th Podium + 11th To 34th Floor + 35 th Part	119.15 m
21	No. of Tenements & Shops	Residential – 315 nos Shops – 17 nos	
22	Total Population	1715 nos.	
23	Total Water Requirements CMD	226 KLD Domestic Water - 149 KLD Flushing Water – 75 KLD Landscape – 2 KLD	
24	Under Ground Tank (UGT) location	Basement	
25	Source of water	MCGM	
26	STP Capacity & Technology	2 STPs of 220 KLD Capacity with MBBR technology.	
27	STP Location	Basement.	

28	Sewage Generation CMD & % of sewage discharge in the sewer line	202 KLD &, 35% of excess treated water to sewer line				
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/disposal	
		Dry waste	15 kg/day		Will be handed over to a recycler	
		Wet waste	23 kg/day		Handed over to Municipal waste collector	
		Construction waste	Top soil	0 cum	This is a redevelopment project	
			Demolition & Excavation Waste	14920 cum	We will use the 1000 cum quantity in internal plot & road development. Rest 13920 cum will be dispose of at designated unloading site as per SWM NOC. NOC for quantity of 707.50 cum is already obtained dated – 23 Nov 2022.	
			Empty cement bags	28200 Nos	To be handed over to local recyclers	
			Steel	5 MT	To be handed over to local recyclers	
			Aggregates	20 MT	To be used as a layer for internal roads and building boundary wall.	
			Broken Tiles	515 sqm	Waste tiles to be used as china mosaic for terraces.	
Empty Paint Cans (20 litre/ can)	705 nos.		To be handed over to recycler			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal	
		Dry waste	341 kg/day		Will be handed over to a recycler	
		Wet waste	496 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 2 OWC- one 200 Kg/day capacity for Sale building and one 400 Kg/day capacity for Rehab building.	

		E-Waste	896 kg/yr	Will be collected and sent to MPCB-authorized recyclers.												
		STP Sludge (dry)	10 kg/day	Dry sewage sludge will be used as manure for gardening.												
31	R.G. Area in sq.m.	RG required –324.15 sq.m RG provided – 324.15 sq. m. Paved R.G. – 130.15 sq.m Non-Paved RG – 194 sq. m. Existing trees on the plot as per Tree NOC Application dated 24/04/2023 - 2 nos. Trees to be transplanted – 0 nos. Remaining to be transplanted – 0 nos. Trees transplanted till date – 0 nos. Tree survived after transplantation – 0 nos. Trees to be retain. –0 nos. No. of trees to be planted against cutting – 10 nos. Total no. of trees on plot - 55 + 72+ 48 = 175														
32	Power requirement	During the Operation Phase: <table border="1"> <thead> <tr> <th>Details</th> <th>Reliance</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>8109 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>2163 KW</td> </tr> </tbody> </table>			Details	Reliance	Connected load (kW)	8109 KW	Demand load (kW)	2163 KW						
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Connected load (kW)	8109 KW															
Demand load (kW)	2163 KW															
33	Energy Efficiency	a) Total Energy saving (%): 20 % b) Solar energy saving (%): 5 %														
34	D.G. set capacity	1 x 500 kVA														
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 231 Nos 2-Wheeler – 85 nos.														
36	No. & capacity of Rainwater harvesting tanks /Pits	2 Nos 1 x 60 KLD 1 x 45 KLD														
37	Project Cost in (Cr.)	Rs. 240 Cr														
38	EMP Cost	Construction Phase Cost: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> <th>Capital Cost in Rs</th> <th>Recurring cost in Rs/year</th> </tr> </thead> <tbody> <tr> <td>Air Environment</td> <td>Water sprinkling, green belt development, covered storage area</td> <td>2.95</td> <td>10.83</td> </tr> <tr> <td>Noise Environment</td> <td>Noise barricades and green belt developments</td> <td>3.34</td> <td>0.13</td> </tr> </tbody> </table>			Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year	Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83	Noise Environment	Noise barricades and green belt developments	3.34	0.13
Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year													
Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83													
Noise Environment	Noise barricades and green belt developments	3.34	0.13													

		Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	1.20	3.43
		Good health practices	Site sanitation and health care	1.00	1.00
		Environment monitoring	Air, water, noise soil monitoring during construction phase	0.00	2.00
		Green Belt Development	Tree Plantation during construction phase	1.20	0.10
		Total		9.19	17.28
		Operation Phase cost:			
		Sr. No.	Particulars	Capital Cost (Rs. in Lacs)	O & M Cost (Rs. in Lacs)
		1	Solid Waste Management	13	4
		2	Sewage Treatment Plant-STP Cost + LFD	47	11
		3	Energy Saving	63	3
		4	RWH system	6	0.3
		5	RG	8	2
		6	Basement Ventilation	7	1
			Total	144	21
		6	DMP	369.84	21.64
			Grant Total	513.84	42.64
		Capital Cost- Rs. 513.84 Lakhs, O and M cost- Rs. 42.64 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			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 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 and remarks as per amended planning.
a) Civil Aviation NOC; b) Tree NOC.
3. PP to maintain adequate distance between STP, OWC & fire tank by inter shifting proposed locations of pump room & fire tank.
4. PP to relocate substation proposed in drive way; PP to maintain minimum 1.5 Mtr distance between STP, Miyawaki and Substation.
5. PP to provide double slab over the part of STP where fire tender movement is proposed; PP to provide minimum 40% open to sky area to Rehab STP & submit revised layout of STP with tank size details.
6. PP to shift OWC to ground level.
7. PP to relocate parking proposed near STP & OWC.
8. PP to relocate parking proposed in driveway & maintain 6 Mtr. clear internal driveway with in the project.
9. PP to ensure that fire tender movement on paved RG in the emergency only.
10. PP to submit revised water balance including swimming pool make up water; PP to reduce discharge of treated water up to 35%.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 314.26 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-LA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 20,263.70m², Non FSI- 23,509.50m², total BUA- 43,773.20 m². (Plan approval No- P-12547/2022/(2/71)/F/South/PAREL-SEWERI/337/1/Amend, dated- 07.08.2023) (Restricted as per approval)

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.

- 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.



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 City.
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: 11/11/2023 12:32:34 PM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000171107/CE/2307000766

Date: 13/07/2023

To,
M/s. Ratnaraj Blessing Milestone,
Redevelopment of "Kamgar Swa-Sadan
Co-Op. Housing Society Ltd." C.S.NO.2/71
of Parel Seweri Division, at Mahadev Palav
Marg, Currey Road, Mumbai.



Sub: Consent to Establish for Redevelopment of Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Minutes of 10th CC meeting dtd-03.07.2023.

Your application NO. MPCB-CONSENT-0000171107

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.240.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Redevelopment of Construction Project named as M/s. Ratnaraj Blessing Milestone, Redevelopment of "Kamgar Swa-Sadan Co-Op. Housing Society Ltd." C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai on Total Plot Area of 3593.10 Sq.Mtrs for construction BUA of 46995.76 Sq.Mtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	202	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 500 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	496 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	341 Kg/Day	Segregate	sent to recycling to authorized agency.
3	STP Sludge	10 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	15	Ltr/A	Collection	sale to authorized reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
15. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
16. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

18. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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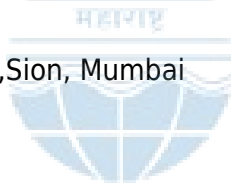
Signed by: **Dr. J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-07-13 16:34:54 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	480000.00	MPCB-DR-19085	21/05/2023	NEFT

Copy to:

- Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & obtaining E.C.
- Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **220 CMD for treatment of domestic effluent of 202 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	224.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-500 KVA	Acoustic Enclosure	5.00	HSD 125 Kg/Hr	1	SO ₂	60 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



This certificate is digitally & electronically signed.



**RATNARAJ
BLESSING
MILESTONE LLP**

Builders & Developers

Reg. No. : ABZ-0470

Date: 25.12.2025

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

Subject: Submission of half yearly monitoring report for the period of April,2025 – September,2025. for Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” Situated on property bearing C.S.NO.2/71 of Patel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai-400012 in F/South Ward proposed by M/S Ratnaraj Blessing Milestone.

Reference: Clearance letter no. SIA/MH/INFRA2/423388/2023 dtd. 01.11.2023.

Dear Sir,

This is with reference to the above subject.

We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Energy conservation report.
- Post monitoring reports.
- Copy of Environmental Clearance.
- Consent copy.
- Copies of the advertisement published in the newspaper (Marathi & English).
- Present Status report of the site.

This is for your kind information.

Thanking you,

Yours truly,
M/s. Ratanaraj Blessing Milestone LLP

Authorized Signatory

C.C. to : - The M.S., MPCB, Mumbai.
- The Environment Department, Mantralaya, Mumbai.



**RATNARAJ
BLESSING
MILESTONE LLP**

Builders & Developers

Reg. No. : ABZ-0470

Date: 25.12.2025

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

Subject: Present status of Project work for the period of April,2025 – September,2025.

Reference: Clearance letter no. SIA/MH/INFRA2/423388/2023 dtd. 01.11.2023..

Dear Sir,

This is with reference to the above subject, our Proposed redevelopment of existing building known as "Kamgar Swa-Sadan Co.Op. Housing Society Ltd." Situated on property bearing C.S.NO.2/71 of Patel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai-400012 in F/South Ward proposed by M/S Ratnaraj Blessing Milestone

The present project status at site is as follows:

Building	Wings	Status
REHAB BUILDING	A & B	12 TH FLOOR SLAB IN PROGRESS
SALE BUILDING	Cp	7 TH FLOOR (PARKING) WORK IN PROGRESS

Thanking you,
Yours truly,
M/s. Ratanaraj Blessing Milestone LLP

Authorized Signatory

DATA SHEET

Developer

M/S. RATNARAJ BLESSING MILESTONE

**Proposed redevelopment of existing building known as
"Kamgar Swa-Sadan Co-Op. Housing Society Ltd." situated on
property bearing C.S.NO.2/71 of Parel Seweri Division, at
Mahadev Palav Marg, Currey Road, Mumbai 400012 in F/
South Ward**

**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)	Redevelopment Building Construction Project
2.	Name of the project	Kamgar Swa-Sadan Co-Op. Housing Society Ltd.
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> File No.: SIA/MH/INFRA2/423388/2023 Dtd. 01/11/2023.
4.	Location	Proposed redevelopment of existing building known as "Kamgar Swa-Sadan Co-Op. Housing Society Ltd." situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai - 400012 in F/South Ward by M/S. Ratnaraj Blessing Milestone.
a.	District (s)	Mumbai
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/s. RATNARAJ BLESSING MILESTONE. B/4, Dattkrupa Soc., Bawla Wadi, Dr. Ambedkar Rd, Chinchpokli (E), Mumbai-400012 Mob.No. 9925207774 Email: Jain726@gmail.com
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	Total Plot Area: 3593.1 m ² FSI Area: 20503.39 m ² Non FSI Area: 26492.37 m ²

		Total Built – Up Area: 46995.76 m ²								
		<table border="1"> <thead> <tr> <th>Building Name</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Rehab Wing A</td> <td>Basement + Ground + 1st to 22nd Floor</td> </tr> <tr> <td>Rehab Wing B</td> <td>Basement+ Ground + 1st to 22nd Floors</td> </tr> <tr> <td>Sale Wing C</td> <td>Basement+ Ground + 1st to 10th Podium + 11th to 34th Floor + 35th Part</td> </tr> </tbody> </table>	Building Name	Configuration	Rehab Wing A	Basement + Ground + 1 st to 22 nd Floor	Rehab Wing B	Basement+ Ground + 1 st to 22 nd Floors	Sale Wing C	Basement+ Ground + 1 st to 10 th Podium + 11 th to 34 th Floor + 35 th Part
Building Name	Configuration									
Rehab Wing A	Basement + Ground + 1 st to 22 nd Floor									
Rehab Wing B	Basement+ Ground + 1 st to 22 nd Floors									
Sale Wing C	Basement+ Ground + 1 st to 10 th Podium + 11 th to 34 th Floor + 35 th Part									
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity total 2 No. of 220 KLD Capacity with MBBR technology being provided for treating the wastewater.</p> <p>2. <u>Water Management:</u> 2 Nos. recharge pits 1 × 60 KLD & 1 ×45 KLD Rain Water Harvesting</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry wastes will be segregated/sale/Collection by local authority. • Wet wastes will be processed converted to manure by processing in Organic Waste Convertors. • STP Sludge (Dry sludge) - Used as manure. 								
7.	Break Up Of the project Area									
a.	Submerge area: forest & non-forest	Non-Forest								
b.	Others	<p>Total Plot Area: 3593.1 m²</p> <p>FSI Area: 20,263.70 m²</p> <p>Non FSI Area: 23,509.50 m²</p> <p>Total Built – Up Area: 46,995.76 m²</p>								
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and	Not Applicable.								

	agriculture land and landless labourers / artisan																													
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	Rs. 240 Crores.																												
b.	Allocation made for environmental management plans with item wise and year wise break-up	<p>Construction Phase Cost:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> <th>Capital Cost in Rs.</th> <th>Recurring cost in Rs/year</th> </tr> </thead> <tbody> <tr> <td>Air Environment</td> <td>Water sprinkling, green belt development, covered storage area</td> <td>2.95</td> <td>10.83</td> </tr> <tr> <td>Noise Environment</td> <td>Noise barricades and green belt development</td> <td>3.34</td> <td>0.13</td> </tr> <tr> <td>Water Environment</td> <td>Mobile Toilets, Mobile STP drainage with sedimentation tanks</td> <td>1.20</td> <td>3.43</td> </tr> <tr> <td>Good health Practices</td> <td>Site sanitation and health care</td> <td>1.00</td> <td>1.00</td> </tr> <tr> <td>Environment monitoring</td> <td>Air, water, noise, soil monitoring during construction phase</td> <td>0.00</td> <td>2.00</td> </tr> <tr> <td>Green Belt</td> <td>Tree Plantation during construction</td> <td>1.20</td> <td>0.10</td> </tr> </tbody> </table>	Particulars	Details	Capital Cost in Rs.	Recurring cost in Rs/year	Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83	Noise Environment	Noise barricades and green belt development	3.34	0.13	Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	1.20	3.43	Good health Practices	Site sanitation and health care	1.00	1.00	Environment monitoring	Air, water, noise, soil monitoring during construction phase	0.00	2.00	Green Belt	Tree Plantation during construction	1.20	0.10
Particulars	Details	Capital Cost in Rs.	Recurring cost in Rs/year																											
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Green Belt	Tree Plantation during construction	1.20	0.10																											

		Development	phase		
		Total		9.19	17.28
		Operation Phase cost:			
		Sr.No.	Particulars	Capital Cost (Rs. In Lacs)	O & M Cost (Rs. In Lacs)
		1	Solid Waste Management	13	4
		2	Sewage Treatment Plant- STP Cost + LFD	47	11
		3	Energy Saving	63	3
		4	RWH system	6	0.3
		5	RG	8	2
		6	Basement Ventilation	7	1
			Total	144	21
		6	DMP	369.84	21.64
			Grant Total	513.84	42.64
		Capital Cost- Rs. 513.84 Lakhs, O & M cost Rs. 42.64			
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	8967533.87/-			
f.	Actual expenditure incurred on the environmental management plans so far	---			
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: 324.15 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree plantation of 175 Tree & Shrubs and Bushes. 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 quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	02.11.2023
b.	Date of completion (Actual and/ of planned)	30.09.2028
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	Not yet monitored.
b.	Date of site visit for this monitoring report	10.06.2025

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	File No.:SIA/MH/INFRA2/423388/2023 Dtd. 01/11/2023. Proposed redevelopment of existing building known as "Kamgar Swa-Sadan Co-Op. Housing Society Ltd." situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai - 400012 in F/South Ward by M/S. Ratnaraj Blessing Milestone.
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COMPLIANCE REPORT

Developer

M/S. RATNARAJ BLESSING MILESTONE

Proposed redevelopment of existing building known as

“Kamgar Swa-Sadan Co-Op. Housing Society Ltd.”

situated on property bearing C.S.NO.2/71 of Parel

Seweri Division, at Mahadev Palav Marg, Currey

Road, Mumbai 400012

in F/South Ward

COMPLIANCE REPORT

TERMS & 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 have received Concession. File No. P-12547/2022/(2/71)/F/South/PAREL-SEWERI/337/1/Amend Dtd. 07.08.2023 for the FSI area of 20,263.70 sqm non-FSI Area 23,509.50sqm and Total Construction area: 43,773.20 sqm.
2.	PP to obtain following updated NOC's and Remarks as per amended plan: a) Civil Aviation NOC b) Tree NOC	We have received Civil Aviation NoC dtd. 09.05.2023 for height 195.74 m. The Same is enclosed herewith. We have received Tree Noc dtd. 28.08.2023
3.	PP to maintain adequate distance between STP, OWC & fire tank by intershifting proposed location of pump room & fire tank	We have maintained 6m distance between Fire water tank & STP .
4.	PP to relocate Substation proposed in driveway PP to maintain 1.5 m. distance between STP, Miyawaki & Substation	We have Substation with proper dimensions now Miyawaki plantation is located away from substation.
5.	PP to provide double slab over the part of STP where fire tender movement is proposed; PP to provide minimum 40% open to sky area to Rehab STP & submit revised layout of STP with tank size details	We have provided double slab over the part of STP where fire tender movement is proposed; Earlier for Rehab building we had shown STP cutout of 12% now we have revised the layout by increasing the cut-out area for ventilation to 15%.
6.	PP to shift OWC to Ground level	OWC Area of 38 sqm is earmarked at basement level having the proper access to it from garbage bin handling point of view. Proper aeration system will be proposed for effective composting process. This location of OWC is proposed to retain the mandatory RG requirement at ground level as per NGT mandate.
7.	PP to relocate parking proposed near STP & OWC.	We have removed the parking provided in the STP Area.
8.	PP to relocate parking proposed in driveway & maintain 6 Mtr. clear internal driveway with in the project.	Minimum 6m. Driveway for 2way traffic movement while minimum 3 m. driveway for 1 way traffic movement has been

		proposed.
9.	PP to ensure that fire tender movement on paved RG in the emergency only.	The paved RG will not be used for regular vehicular movement & it will be used only for fire tender movement in case of emergency
10.	PP to submit revised water balance including swimming pool make up water; PP to reduce discharge of treated water up to 35%.	Revised water balance is submitted.

SEIAA Specific Conditions: -

1.	PP has provided mandatory RG area of 314.26 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	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	Condition is noted.
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-20,263.70 m ² , Non FSI-23,509.50 m ² , Total BUA-43,773.20 m ² . (Plan approval No- P 12547/2022/(2/71)/F/South/PAREL-SEWERI/337/1/Amended, dated 07.08.2023) (Restricted as per approval)	Yes, we received the EC for FSI-20,263.70 m ² , Non FSI- 23,509.50 m ² , Total BUA-43,773.20 m ²

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.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase
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		<p>shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers</p>
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 of as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil would be generated from the site, 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 during the construction phase should be ensured.	<p>Adequate drinking water facility is provided for the workers at the site during construction phase.</p> <p>Toilets are provided for construction workers.</p> <p>Bins have been provided to dispose the municipal solid waste generated from labor camps.</p>
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been provided which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed of 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.
8.	Permission to draw ground water and	We are not drawing any water from

	construction of basement if any shall be obtained from the competent authority prior to construction/operation of the project.	ground. We are using only Tanker water for construction.
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 in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping from time to time.
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 Environment Clearance.	Condition 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.	About 500 KVA capacity DG set is used for backup during construction phase. This is environment friendly make and provided with acoustic enclosure to avoid noise emission.
16.	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.

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.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ul style="list-style-type: none"> • 1. Earth moving equipment's creating less Noise pollution will be used. • 2. Noise shields near the heavy construction operations are provided. • 3. Construction activities are limited to daytime hours only. • 4. Site is barricaded from all sides. • Also, use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. <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>
18.	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 Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for Residential buildings. • 1 X 500 kVA capacities shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.

**General conditions for
b) Operation 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	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
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	recyclable material.	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 affluent 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.	2 Nos. of Sewage Treatment Plants each with total capacity of 2 x 220 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	Condition is Noted.

	avoided. Parking should be fully internalized and no public space should be utilized.									
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"> •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”. •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. •Parking Details: <ul style="list-style-type: none"> <input type="checkbox"/> Four-Wheeler Parking- 231 No's <input type="checkbox"/> Two-Wheeler Parking- 85 No's 								
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"> •R.G. Area Provided: 324. 15sq.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. 								
9	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.								
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 and year-wise expenditure should reported to the	<p>Construction Phase Cost:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> <th>Capital Cost in Rs.</th> <th>Recurring cost in Rs/year</th> </tr> </thead> <tbody> <tr> <td>Air Environment</td> <td>Water sprinkling, green belt development, covered</td> <td>2.95</td> <td>10.83</td> </tr> </tbody> </table>	Particulars	Details	Capital Cost in Rs.	Recurring cost in Rs/year	Air Environment	Water sprinkling, green belt development, covered	2.95	10.83
Particulars	Details	Capital Cost in Rs.	Recurring cost in Rs/year							
Air Environment	Water sprinkling, green belt development, covered	2.95	10.83							

MPCB and this department.		storage area		
	Noise Environment	Noise barricades and green belt development	3.34	0.13
	Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	1.20	3.43
	Good health Practices	Site sanitation and health care	1.00	1.00
	Environment monitoring	Air, water, noise, soil monitoring during construction phase	0.00	2.00
	Green Belt Development	Tree Plantation during construction phase	1.20	0.10
	Total		9.19	17.28
Operation Phase cost:				
Sr.No.	Particulars	Capital Cost (Rs. In Lacs)	O & M Cost (Rs. In Lacs)	
1	Solid Waste Management	13	4	
2	Sewage Treatment Plant- STP Cost + LFD	47	11	
3	Energy Saving	63	3	
4	RWH system	6	0.3	

		5	RG	8	2
		6	Basement Ventilation	7	1
			Total	144	21
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 http://ec.maharashtra.gov.in .	The advertisement is published in Marathi and English language newspaper. In Marathi newspaper Navshakti dtd. 07.11.2023 & in English newspaper Free press Dtd. 07.11.2023 respectively. The Xerox copies of the same are enclosed for your ready reference.			
	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.			
1.	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 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.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.			

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	<ul style="list-style-type: none"> Consent to Establish is received from MPCB.

	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.	Consent No. Format1.0/CC/UAN No.0000171107/CE/2307000766 dtd. 13/07/2023. Copy attached.
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 st 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	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.	Yes, we noted the condition.
7	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	Condition is noted & agreeable to the same.

	does not necessarily imply the forestry & wild life clearance granted to the project will be considered separately on merit.	
8	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 doesn't give immunity to the project proponent in the case filed against him, if any or action under initiated under EP Act.	Yes, we noted the condition & agreeable to the same.
9	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.
10	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.
11	Validity of Environmental Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, Amended from time to time.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
12	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.
13	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred,	Yes, we noted the condition & agreeable to the same.

	within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
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HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

"Kamgar Swa-Sadan Co-Op. Housing Society Ltd."

Of

Redevelopment Building Construction Project

For

April,2025 – September, 2025

Developer

M/S. RATNARAJ BLESSING MILESTONE

Proposed redevelopment of existing building known as
"Kamgar Swa-Sadan Co-Op. Housing Society Ltd." situated on
property bearing C.S.NO.2/71 of Parel Seweri Division, at
Mahadev Palav Marg, Currey Road, Mumbai 400012
in F/South Ward

Prepared by

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

TEST REPORT

Report No. - EAEPL/W/06/25/01195C		Report Date – 17.06.2025	
Name of Customer	M/S. RATNARAJ BLESSING MILESTONE		Reference – WO/003/2024 DATE: 29/02/2024
Site Address	C.S.NO.2/71 Of Parel Seweri Division, Mahadev Palav Marg, Currey Road, Mumbai		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/25/01195C (Near Back Side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5 °C (± 1°C)
Date of Sampling	10.06.2025	Date of Receipt	10.06.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	10.06.2025 to 17.06.2025		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.18	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	152.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	97.65	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	24.46	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	88.58	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	21.64	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	9.63	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.28	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: LOQ – Limit of Quantification / ND – Not Detected

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

Reviewed by



(QM/DM)

(Shweta Sonawane)

Approved by



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.

-----End of Report-----

TEST REPORT

Report No. - EAEPL/W/06/25/01195C		Report Date - 17.06.2025	
Name of Customer	M/S. RATNARAJ BLESSING MILESTONE		Reference - WO/003/2024 DATE: 29/02/2024
Site Address	C.S.NO.2/71 Of Parel Seweri Division, Mahadev Palav Marg, Currey Road, Mumbai		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/06/25/01195C (Near Back Side of Site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	10.06.2025	Date of Receipt	10.06.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	10.06.2025 to 12.06.2025		
Report for the month	JUNE, 2025		

Discipline: Biological
Group: Water

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

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



Authorized Signatory
(Shweta Sonawane)

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TEST REPORT

Report No. - EAEPL/A/06/25/01195A		Report Date – 17.06.2025	
Name of Customer	M/S. RATNARAJ BLESSING MILESTONE		Reference – WO/003/2024 DATE: 29/02/2024
Site Address	C.S.NO.2/71 Of Parel Seweri Division, Mahadev Palav Marg, Currey Road, Mumbai		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/06/25/01195A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	09.06.2025	Date of Receipt	10.06.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	10.06.2025 to 11.06.2025		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)	Relative Humidity (%)		Duration of Monitoring	
29°C	58%		8 Hours	
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m ³	78.53	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m ³	42.29	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m ³	10.63	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m ³	14.34	80	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within limits for above the tested parameters only.

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No. - EAEPL/N/06/25/01195B		Report Date – 17.06.2025	
Name of Customer	M/S. RATNARAJ BLESSING MILESTONE	Reference – WO/003/2024	
Site Address	C.S.NO.2/71 Of Parel Seweri Division, Mahadev Palav Marg, Currey Road, Mumbai	DATE: 29/02/2024	
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/06/25/01195B	Sample quantity and packing	Not Applicable
Date of Sampling	09.06.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	JUNE, 2025		

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.	54.4	44.6	55	45
Near Site Office of Site	dB(A) Leq.	53.7	44.4	55	45
Near Centre Side of Site	dB(A) Leq.	52.4	42.0	55	45
Near Back Side of Site	dB(A) Leq.	50.8	41.2	55	45

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

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

Reviewed by

Approved by

(QM/DM)
(Shweta Sonawane)Authorized Signatory
(Shilpa Dhamankar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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TEST REPORT

Report No. - EAEPL/S/06/25/01195D		Report Date – 17.06.2025	
Name of Customer	M/S. RATNARAJ BLESSING MILESTONE		Reference – WO/003/2024 DATE: 29/02/2024
Site Address	C.S.NO.2/71 Of Parel Seweri Division, Mahadev Palav Marg, Currey Road, Mumbai		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/06/25/01195D (Near Centre side of Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
		Preservation	Transported and stored in dry area
Date of Sampling	10.06.2025	Date of Receipt	10.06.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	10.06.2025 to 17.06.2025		
Report for the month	JUNE, 2025		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	8.21	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	927.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	24.84	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.12	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.18	IS 2720 (Part 22) -- 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	98.15	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	610.84	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2385.08	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	222.21	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	25.37	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.36	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	965.31	EPA 3050B
Potassium (K)	mg/kg	808.11	EPA 3050B
Copper (Cu)	mg/kg	119.61	EPA 3050B
Iron (Fe)	mg/kg	60199.48	EPA 3050B
Lead (Pb)	mg/kg	10.33	EPA 3050B
Zinc (Zn)	mg/kg	154.75	EPA 3050B

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

Reviewed by

Approved by


(QM/DM)
(Shweta Sonawane)


Authorized Signatory
(Shilpa Dhamanikar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

**ENVIRONMENT
CLEARANCE**



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

To,

The -1

RATNARAJ BLESSING MILESTONE

5, Parsi Building, Bawala Wadi, Dr. B.A.Road, Chinchpokli, Mumbai- 400
012. -400012

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/INFRA2/423388/2023 dated 25 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH179800 |
| 2. File No. | SIA/MH/INFRA2/423388/2023 |
| 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 of existing
building known as "Kamgar Swa-Sadan
Co-Op. Housing Society Ltd." situated on
property bearing C.S.NO.2/71 of Parel
Seweri Division, at Mahadev Palav Marg,
Currey Road, Mumbai – 400012 in
F/South Ward by M/S Ratnaraj Blessing
Milestone. |
| 7. Name of Company/Organization | RATNARAJ BLESSING MILESTONE |
| 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: 01/11/2023

(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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/423388/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ratnaraj Blessing Milestone,
C.S.NO.2/71 of Parel Seweri Division,
Mahadev Palav Marg, Currey Road, Mumbai

Subject : Environment Clearance for Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai by M/s. Ratnaraj Blessing Milestone.

Reference : Application no. SIA/MH/INFRA2/423388/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 203rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/423388/2023	
2	Name of Project	Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai – 400012 in F/South Ward proposed by M/s Ratnaraj Blessing Milestone.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Shitesh Mohanlal Madrecha
		Regd. Office address	5, Parsi building, Bavlawadi, Dr. B.A.Marg, Chinchpokli, Mumbai-4000012.
		Contact number	99252 07774
		e-mail	jain726@gmail.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA 0193 Validity: 18.06.2024	
7	Applied for	Brownfield Project	
8	Location of the project	situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai – 400012 in F/South Ward.	

9	Latitude and Longitude	Latitude- 18°59'40.92" N Longitude - 72°50'03.31" E
10	Plot Area (Sq.m.)	3593.1 sq.m
11	Deductions (Sq.m.)	548.66 Sq.m
12	Net Plot area (Sq.m.)	3044.44 sq.m
13	Ground coverage (m ²) & %	1834.05 sq.m (51.04%)
14	FSI Area (Sq.m.)	20503.39 sq.m
15	Non-FSI (Sq.m.)	26492.37 sq.m
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	46995.76 sq.m
17	TBUA (m ²) approved by Planning Authority to date.	Approved FSI Area – 20503.39 Sq.m Concession Approval dated: 25/11/2022
18	Earlier EC details with Total Construction area, if any.	None
19	Construction completed as per earlier EC (FSI + Non-FSI) (Sq.m.)	None
20	Proposed Configuration	
	Building Name	Configuration
		Height (m)
	Rehab Wing A	Basement + Ground + 1st To 22nd Floor
	Rehab Wing B	Basement + Ground + 1st To 22nd Floor
	Sale Wing C	Basement + Ground + 1st To 10th Podium + 11th To 34th Floor + 35 th Part
21	No. of Tenements & Shops	Residential – 315 nos Shops – 17 nos
22	Total Population	1715 nos.
23	Total Water Requirements CMD	226 KLD Domestic Water - 149 KLD Flushing Water – 75 KLD Landscape – 2 KLD
24	Under Ground Tank (UGT) location	Basement
25	Source of water	MCGM
26	STP Capacity & Technology	2 STPs of 220 KLD Capacity with MBBR technology.
27	STP Location	Basement.

28	Sewage Generation CMD & % of sewage discharge in the sewer line	202 KLD &, 35% of excess treated water to sewer line				
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/disposal	
		Dry waste	15 kg/day		Will be handed over to a recycler	
		Wet waste	23 kg/day		Handed over to Municipal waste collector	
		Construction waste	Top soil	0 cum	This is a redevelopment project	
			Demolition & Excavation Waste	14920 cum	We will use the 1000 cum quantity in internal plot & road development. Rest 13920 cum will be dispose of at designated unloading site as per SWM NOC. NOC for quantity of 707.50 cum is already obtained dated – 23 Nov 2022.	
			Empty cement bags	28200 Nos	To be handed over to local recyclers	
			Steel	5 MT	To be handed over to local recyclers	
			Aggregates	20 MT	To be used as a layer for internal roads and building boundary wall.	
			Broken Tiles	515 sqm	Waste tiles to be used as china mosaic for terraces.	
Empty Paint Cans (20 litre/ can)	705 nos.		To be handed over to recycler			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal	
		Dry waste	341 kg/day		Will be handed over to a recycler	
		Wet waste	496 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 2 OWC- one 200 Kg/day capacity for Sale building and one 400 Kg/day capacity for Rehab building.	

		E-Waste	896 kg/yr	Will be collected and sent to MPCB-authorized recyclers.												
		STP Sludge (dry)	10 kg/day	Dry sewage sludge will be used as manure for gardening.												
31	R.G. Area in sq.m.	RG required –324.15 sq.m RG provided – 324.15 sq. m. Paved R.G. – 130.15 sq.m Non-Paved RG – 194 sq. m. Existing trees on the plot as per Tree NOC Application dated 24/04/2023 - 2 nos. Trees to be transplanted – 0 nos. Remaining to be transplanted – 0 nos. Trees transplanted till date – 0 nos. Tree survived after transplantation – 0 nos. Trees to be retain. –0 nos. No. of trees to be planted against cutting – 10 nos. Total no. of trees on plot - 55 + 72+ 48 = 175														
32	Power requirement	During the Operation Phase: <table border="1"> <thead> <tr> <th>Details</th> <th>Reliance</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>8109 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>2163 KW</td> </tr> </tbody> </table>			Details	Reliance	Connected load (kW)	8109 KW	Demand load (kW)	2163 KW						
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Connected load (kW)	8109 KW															
Demand load (kW)	2163 KW															
33	Energy Efficiency	a) Total Energy saving (%): 20 % b) Solar energy saving (%): 5 %														
34	D.G. set capacity	1 x 500 kVA														
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 231 Nos 2-Wheeler – 85 nos.														
36	No. & capacity of Rainwater harvesting tanks /Pits	2 Nos 1 x 60 KLD 1 x 45 KLD														
37	Project Cost in (Cr.)	Rs. 240 Cr														
38	EMP Cost	Construction Phase Cost: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> <th>Capital Cost in Rs</th> <th>Recurring cost in Rs/year</th> </tr> </thead> <tbody> <tr> <td>Air Environment</td> <td>Water sprinkling, green belt development, covered storage area</td> <td>2.95</td> <td>10.83</td> </tr> <tr> <td>Noise Environment</td> <td>Noise barricades and green belt developments</td> <td>3.34</td> <td>0.13</td> </tr> </tbody> </table>			Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year	Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83	Noise Environment	Noise barricades and green belt developments	3.34	0.13
Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year													
Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83													
Noise Environment	Noise barricades and green belt developments	3.34	0.13													

		Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	1.20	3.43
		Good health practices	Site sanitation and health care	1.00	1.00
		Environment monitoring	Air, water, noise soil monitoring during construction phase	0.00	2.00
		Green Belt Development	Tree Plantation during construction phase	1.20	0.10
		Total		9.19	17.28
		Operation Phase cost:			
		Sr. No.	Particulars	Capital Cost (Rs. in Lacs)	O & M Cost (Rs. in Lacs)
		1	Solid Waste Management	13	4
		2	Sewage Treatment Plant-STP Cost + LFD	47	11
		3	Energy Saving	63	3
		4	RWH system	6	0.3
		5	RG	8	2
		6	Basement Ventilation	7	1
			Total	144	21
		6	DMP	369.84	21.64
			Grant Total	513.84	42.64
		Capital Cost- Rs. 513.84 Lakhs, O and M cost- Rs. 42.64 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			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 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 and remarks as per amended planning.
a) Civil Aviation NOC; b) Tree NOC.
3. PP to maintain adequate distance between STP, OWC & fire tank by inter shifting proposed locations of pump room & fire tank.
4. PP to relocate substation proposed in drive way; PP to maintain minimum 1.5 Mtr distance between STP, Miyawaki and Substation.
5. PP to provide double slab over the part of STP where fire tender movement is proposed; PP to provide minimum 40% open to sky area to Rehab STP & submit revised layout of STP with tank size details.
6. PP to shift OWC to ground level.
7. PP to relocate parking proposed near STP & OWC.
8. PP to relocate parking proposed in driveway & maintain 6 Mtr. clear internal driveway with in the project.
9. PP to ensure that fire tender movement on paved RG in the emergency only.
10. PP to submit revised water balance including swimming pool make up water; PP to reduce discharge of treated water up to 35%.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 314.26 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-LA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 20,263.70m², Non FSI- 23,509.50m², total BUA- 43,773.20 m². (Plan approval No- P-12547/2022/(2/71)/F/South/PAREL-SEWERI/337/1/Amend, dated- 07.08.2023) (Restricted as per approval)

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.

- 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.



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 City.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

**CONSENT
TO
ESTABLISH**

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000171107/CE/2307000766

Date: 13/07/2023

To,
M/s. Ratnaraj Blessing Milestone,
Redevelopment of "Kamgar Swa-Sadan
Co-Op. Housing Society Ltd." C.S.NO.2/71
of Parel Seweri Division, at Mahadev Palav
Marg, Currey Road, Mumbai.



Sub: Consent to Establish for Redevelopment of Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Minutes of 10th CC meeting dtd-03.07.2023.

Your application NO. MPCB-CONSENT-0000171107

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & 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 a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.240.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Redevelopment of Construction Project named as M/s. Ratnaraj Blessing Milestone, Redevelopment of "Kamgar Swa-Sadan Co-Op. Housing Society Ltd." C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai on Total Plot Area of 3593.10 Sq.Mtrs for construction BUA of 46995.76 Sq.Mtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	202	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 500 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	496 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	341 Kg/Day	Segregate	sent to recycling to authorized agency.
3	STP Sludge	10 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	15	Ltr/A	Collection	sale to authorized reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
15. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
16. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

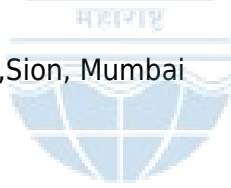
18. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	480000.00	MPCB-DR-19085	21/05/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & obtaining E.C.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **220 CMD for treatment of domestic effluent of 202 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	224.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-500 KVA	Acoustic Enclosure	5.00	HSD 125 Kg/Hr	1	SO ₂	60 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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 well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

- c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 9 The treated sewage shall be disinfected using suitable disinfection method.
 - 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



This certificate is digitally & electronically signed.

Bank of India
BOI
Relationship beyond banking

Palava City (Nilje) Branch : Unit No.3, Lodha Xperia Mall, Opp. Lodha World School, Kalyan-Shill Road, Palava City, Dombivli (E), Thane -421 204, Tel.: No.0251-6696307
Email Id: Palavacitynilje.navimumbai@bankofindia.co.in

POSSESSION NOTICE

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

The undersigned being the authorized officer of the Bank Of India, Palava City (Nilje) Branch, Mumbai Maharashtra, Pincode - 421204. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 11/10/2021 Calling upon the Borrower's/Guarantor's/ Mortgagee's Mr. Rajeshkumar keshawram Upadhyay to repay the amount mentioned in the notice being Rs 25,00,580.73/- (Rupees Twenty Five Lakh Five Hundred Eighty and Paise Seventy Three Only) as on 11/10/2021 within 60 days from the date of receipt of the said notice with future interest and incidental charges w.e.f. 12/10/2021.

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 3rd Day of November of the year 2023.

The borrower/guarantor 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, Palava City (Nilje) Branch, Mumbai Maharashtra, Pincode - 421204 for an amount of Rs 25,00,580.73/- (Rupees Twenty Five Lakh Five Hundred Eighty and Paise Seventy Three Only) as on 11/10/2021 Plus interest and incidental expenses incurred by bank w.e.f.12/10/2021.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

Flat No. 603, C Wing, 6th Floor, Gokuldham Complex, Lodha Heaven, Village-Nilje, Dombivli East, District-Thane-421204.

Date: 03.11.2023
Place: Thane

Authorised Officer
Bank of India

EXTRACT

Sl. No	
1	Total Income
2	Net Profit (before tax)
3	Net Profit (after tax)
4	Net Profit (after expense)
5	Other Capital
6	Total Capital
7	Equity Share
8	Earning Basic & Diluted

Notes:

- The above 2023 financial statements are regulated by the Companies Act, 2013.
- This statement is prepared in accordance with the provisions of the Companies Act, 2013.

Place: Mumbai
Date: 03-11-2023

PUBLIC NOTICE

All the concerned persons including bonafide 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. Ratnaraj Blessing Milestone LLP, 5, Parsi Building, Bawala Wadi, Dr. B. A. Road, Chinchpokli, Mumbai-400012, Maharashtra for their Proposed Expansion of Kamgar Swa Sadan CHS Ltd., Mahadev Palav Marg, Currey Road, Mumbai-400012. Proposed residential project on plot bearing C. S. No. 2/71 of Parel Sewri Division E.C. letter No. SIA/MH/INFRA2/42336388/2023 dated 01.11.2023. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at https://parivesh.nic.in

M/s. Ratnaraj Blessing Milestone LLP, 5, Parsi Building, Bawala Wadi, Dr. B. A. Road, Chinchpokli, Mumbai-400012

PUBLIC NOTICE

NOTICE is hereby given to the public at large that my clients are negotiating with (1) Mr. Nandikumar Ravindranath Kulkarni, (2) Mr. Yatin Krishnanath Kulkarni, (3) Mrs. Bhavana Krishnanath Kulkarni, (4) Mrs. Pallavi Neil Sule (Nee Ms. Pallavi Krishnanath Kulkarni), (5) Mrs. Yrunda Jayant Gupta, (6) Mrs. Raelika (Nee Mrs. Ganesh Prabhakar Tamhane), (8)

Blue Horizon Co-op. Housing

(Regd. No. BOM / HSG / 1274 / C. T. S. No. 1191, Chincholi Bunder, Off Link Road, Mumbai - 400 064.

PUBLIC NOTICE

MR. SAYED IQBAL EDOORS, a member of the Housing Society Ltd. having address at C.T.S. No. 1191, Chincholi Bunder, Off Link Road, Malad (W), Mumbai - 400 064 at the building of the society, died on 18.08.2003 with The Society hereby invites claims or objections of claimants/objector or objectors to the transfer of of the deceased member in the capital/property of 15 days from the publication of this notice, with and other proofs in support of his/her/their claim shares and interest of the deceased member Society. If no claims/objections are received above, the Society shall be free to deal with the deceased member in the capital/property of the provided under the byelaws of the Society. T received by the Society for transfer of shares member in the capital/property of the Society sh provided under the bye-laws of the Society. A o of the Society is available for inspection by th office of the society/with the Manager of the S Saturday between 3.00 p.m. to 6.00 p.m. (from notice till the date of expiry of its period.

Place: Mumbai
Date: 04-11-2023

Blue Horizon Co-op

HDFC BANK

We understand your world
Reg. Office: Bank House, Senapati Bapat Marg, I Dept for Special Operation : (DFSO), HDFC Bank, 4th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai

POSSESSION NOTICE

The undersigned being authorized officer of Registered Office at Bank House, Senapati Bapat Marg, 013 and having one of its office at Department Business Park, B Wing, 4th Floor, Dawn Mill: Marg, Lower Parel (West), Mumbai-40001 Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002 December, 2022 u/s 13(2) of the captioned / Solapur Zilla Sahakari Duh Utpadak Va Pr mentioned in the notice being Rs 26,08,71, Eight Lakh Seventy-Due Thousand Eight Hu

By Order of the Board of Directors
(D. H. Parekh)
Executive Director
DIN: 09168-
For Windsor Machines Limited

By Order of the Board of Directors
(D. H. Parekh)
Executive Director
DIN: 0015734

Standalone Financial Results for the Quarter and Six Months Ended September 30, 2023

Year ended	Quarter ended	September 30, 2023	September 30, 2022	September 30, 2023	September 30, 2022
2023	2023	105.33	105.33	105.33	105.33
2022	2022	105.33	105.33	105.33	105.33
2021	2021	105.33	105.33	105.33	105.33
2020	2020	105.33	105.33	105.33	105.33
2019	2019	105.33	105.33	105.33	105.33
2018	2018	105.33	105.33	105.33	105.33
2017	2017	105.33	105.33	105.33	105.33
2016	2016	105.33	105.33	105.33	105.33
2015	2015	105.33	105.33	105.33	105.33
2014	2014	105.33	105.33	105.33	105.33
2013	2013	105.33	105.33	105.33	105.33
2012	2012	105.33	105.33	105.33	105.33
2011	2011	105.33	105.33	105.33	105.33
2010	2010	105.33	105.33	105.33	105.33
2009	2009	105.33	105.33	105.33	105.33
2008	2008	105.33	105.33	105.33	105.33
2007	2007	105.33	105.33	105.33	105.33
2006	2006	105.33	105.33	105.33	105.33
2005	2005	105.33	105.33	105.33	105.33
2004	2004	105.33	105.33	105.33	105.33
2003	2003	105.33	105.33	105.33	105.33

Consolidated Financial Results for the Quarter and Six Months Ended September 30, 2023

Year ended	Quarter ended	September 30, 2023	September 30, 2022	September 30, 2023	September 30, 2022
2023	2023	105.33	105.33	105.33	105.33
2022	2022	105.33	105.33	105.33	105.33
2021	2021	105.33	105.33	105.33	105.33
2020	2020	105.33	105.33	105.33	105.33
2019	2019	105.33	105.33	105.33	105.33
2018	2018	105.33	105.33	105.33	105.33
2017	2017	105.33	105.33	105.33	105.33
2016	2016	105.33	105.33	105.33	105.33
2015	2015	105.33	105.33	105.33	105.33
2014	2014	105.33	105.33	105.33	105.33
2013	2013	105.33	105.33	105.33	105.33
2012	2012	105.33	105.33	105.33	105.33
2011	2011	105.33	105.33	105.33	105.33
2010	2010	105.33	105.33	105.33	105.33
2009	2009	105.33	105.33	105.33	105.33
2008	2008	105.33	105.33	105.33	105.33
2007	2007	105.33	105.33	105.33	105.33
2006	2006	105.33	105.33	105.33	105.33
2005	2005	105.33	105.33	105.33	105.33
2004	2004	105.33	105.33	105.33	105.33
2003	2003	105.33	105.33	105.33	105.33

INDUSTRIES LTD.

Plot No. 211, Sector-28, Vashi, Navi Mumbai-400703
E-mail ID: standardgrahivahanases@rediffmail.com Tel: 61391200/01/02

By Order of the Board of Directors
(D. H. Parekh)
Executive Director
DIN: 09168-
For Windsor Machines Limited

By Order of the Board of Directors
(D. H. Parekh)
Executive Director
DIN: 0015734

असल्याच मनाज जरांगे यांनी सरसकट ओबीसीतून कुणबी प्रमाणपत्र द्यावे, हीच आमची मागणी आहे आणि याचाच विचार राज्य सरकारने करावा, असेच जरांगे यांनी म्हटले.

दुसरी बाजू मंत्रकम केल्या यांनी म्हटले. आम्हाला दगा फटका होण्याचीही भीती आहे. त्यामुळे आंदोलनाची तयारी ही आमची सुरू आहे.

आहे तिथे राहालच आणि पध्यांन जाण होईल, असेही जरांगे पाटील म्हणाले.

7/11/2023

जाहीर सूचना

सूचना याद्वारे सर्व संबंधितांना देण्यात येत आहे की, आम्ही आमच्या अशीलांच्या वतीने, माटुंग नारती को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., महाराष्ट्र सहकारी संस्था अधिनियम, १९६० अंतर्गत नोंदणीकृत सहकारी संस्थेच्या नामाधिकाराची तपासणी करत आहोत, ज्यांचा नोंदणी क्र. बीओएस/एवएसबी/३०३३ आहे आणि त्यांचे नोंदणीकृत कार्यालयाचा पत्ता "भारती", प्लॉट क्र. ३९ (उत्तर), अरोरा थिएटरजवळ, माटुंग, मुंबई-४०० ०१९ येथे आहे, विशेषतः स्थावर मिल्कतीच्या हक्क, नामाधिकार आणि हितसंबंधासंदर्भात खाली दिलेल्या परिशिष्टामध्ये वर्णन केले आहे. ("सदर मिल्कत")

सदर मिल्कत डीसीपीआर २०३४ च्या तरतुदीनुसार पुनर्विकसित करण्याचा हेतू आहे. कोणत्याही व्यक्तीस कोणत्याही सावकार/बँक/वित्तीय संस्था/वित्त कंपनीसह किंवा संस्था ज्यांच्या संदर्भात किंवा त्यासंबंधात कोणताही आरोप, दावा, हक्क, नामाधिकार आणि/किंवा हितसंबंध आहे, सदर मिल्कत किंवा कोणताही भाग किंवा त्याचा भाग, विक्रीच्या मार्गाने, सामंजस्य तोपन, करार, विनिमय, गहाण, प्रभार, भेट, विवस्त्रा, वारसा, ताबा, भाडेपट्टी, भाडेकरू, देखभाल, सुविधाधिकार, परवाना, मृत्युपत्रीत दान, वाटा, अभिलेखांतरण, धारणाधिकार, संलग्नक, लिस्पेंडन्स किंवा इतर कोणतेही अधिकार, मार्गणी, दायित्व किंवा बचनबद्धता किंवा अन्यथा कोणत्याही स्वरूपाचे असल्यास, याद्वारे, सहाय्यक दस्तऐवजांसह, लिखित स्वरूपात, सदर सूचनेच्या प्रसिध्दीच्या तारखेपासून १४ (चौदा) दिवसांच्या कालावधीत कळविणे आवश्यक आहे, कसूर केल्यास, असे सर्व दावे माफ केले गेले आहेत आणि/किंवा सोडले गेले आहेत असे मानले जाईल.

वरील संदर्भित परिशिष्ट

सातशे एकोणतीस (७३९) चौस्र वार्ड किंवा ६१८ चौस्र मीटर्स असलेला तो सर्व जमिनीचा भाग किंवा त्याभागीत मुंबई शहर आणि नेट आणि उप-नोंदणी जिल्हातील कॉमॅरेसनच्या शिवडी वडाळा इस्टेटच्या प्लॉट क्र. ३९ (उत्तर) येथे स्थित, पूर्वेला सदर इस्टेटच्या प्लॉट क्र. ५६ द्वारे, दक्षिणेला सदर इस्टेटच्या प्लॉट क्र. ४० द्वारे आणि पश्चिमेला ५० फूट रोड क्र. १४-ए, ज्या जमिनीचा भाग कॅंडस्ट्रल सर्व्हे क्र. ५९७ धारक, माटुंग विभागातील इमारत आणि त्यावर उभी असलेला एक तळमजला आणि तीन बल्ल्या मजल्यांची "भारती" नावाची दोन गॅरेज असलेली मुख्य इमारत. तारीख: ७ नोव्हेंबर, २०२३

सही/-
उदयन एस. जैन
बकील उच्च न्यायालय
फाउंटन चॅम्बर्स, २रा मजला, नानाभाई लेन,
फोर्ट, मुंबई-४०० ००९. दूर: २२०४३७९६ / २२८५२८९७

जाहीर सूचना

सर्व संबंधित व्यक्ती अधिकृत रहिवासी पर्यावरण विषयक मंडळे एन.जी.ओ. आणि इतर यांना या जाहीर सूचनेद्वारे असे कळविण्यात येते की, राज्य पर्यावरण आघात मूल्यांकन प्राधिकरण महाराष्ट्र राज्य, यांनी खालील वसाहत बांधकामासाठी पर्यावरण अनुमती प्रदान केली आहे. मेसर्स रत्नराज ब्लेसिंग माइलस्टोन एलएलपी, 5, पारसी बिल्डिंग बावलावाडी डॉ. बी.ए. रोड, चिंचपोकळी, मुंबई-400 012 महाराष्ट्र याद्वारे गृह व व्यवसायिक संकुलाच्या कामगार स्व सदन को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, महादेव पालव मार्ग, करी रोड, मुंबई-400 012 सी. एस. क्रमांक 2/71 परेल शिवडी डिव्हिजन, मुंबई महाराष्ट्राच्या खाली पत्र क्रमांक SIA/MH/INFRA2/423388/2023 दिनांक एक १/११/२०२३. सदर पत्राच्या प्रती, महाराष्ट्र शासन, पर्यावरण अनुमती विभाग मंत्रालय व महाराष्ट्र राज्य प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत त्याच प्रमाणे www.envis.maharashtra.gov.in या वन व पर्यावरण मंत्रालयाच्या वेबसाईटवर पाहू शकता.

संचालक:
मेसर्स रत्नराज ब्लेसिंग स्माईलस्टोन एलएलपी,
5, पारसी बिल्डिंग, बावलावाडी,
डॉ. बी.ए. रोड, चिंचपोकळी,
मुंबई-400 012 महाराष्ट्र.

जाहीर सूचना

श्रीम. प्रेमिला आर. दलाल आणि श्री. रजनीकांत बी. दलाल हे डी-१ द्वारकेश पार्क को-ऑप. हाऊसिंग सोसायटी लि., साईबाबा नगर, बोरिवली (प), मुंबई ४०० ०९२ चे संयुक्त सभासद, प्लॉट क्र. २५ आणि शेअर्स १६१ ते १६५ धारक यांचे अनुक्रमे २४.०२.२०१९ आणि ०१.०१.२०२३ रोजी निधन झाले. त्यांचा मुलगा हितेश आर. दलाल यांनी सदर मिल्कतीतील त्यांचा ६६.६६% हिस्सा त्यांच्या नावावर करण्यासाठी सोसायटीकडे अर्ज केला. सदर सोसायटीने प्रस्तावित हस्तांतरणाच्या विरोधात दावे आणि हरकती आमंत्रित केले आहेत, ते जर काही असतील तर, १४ दिवसांच्या कालावधीत, सहाय्यक कागदपत्रांसह, एकतर सदर सोसायटीचे मा. सचिव किंवा श्री पी. सी. थॉमस, वकील हायकोर्ट, दुकान क्र. १०ए, एस्टी अपार्टमेंट, साईबाबा नगर, बोरिवली (पश्चिम), मुंबई-४०००९२ येथील कार्यालयात दाखल करावेत, कसूर केल्यास आवश्यक ते केले जाईल.

सही/-
(पी. सी. थॉमस)
बकील उच्च न्यायालय
विकाण: मुंबई
तारीख: ०६.११.२०२३

जाहीर सूचना

याद्वारे सूचित करण्यात येत आहे की 1) थेरेसा पॉल आणि 2) लिओनार्ड पॉल कोटाकल दोघेही राहणार प्लॉट नं. ३/12ए, कोझीहोम, 251 पाली हिल, नॉर्स दत्त रोड, वांद्रे (पश्चिम), मुंबई- 400050 आणि 3) जिल पॉल- विल्सन, राहणार 504, कोमांचे ट्रेल, ॲटलस, ओके 73521-1512, यूएसए या सर्वांनी खालील परिशिष्टामध्ये सविस्तर वर्णन केलेली (यापुढे 'मालमत्ता' असा उल्लेख असणारी) मालमत्ता सर्व अडथळे आणि दावे यांच्यापासून मुक्त स्थितीत आमच्या अशीलाला विकण्याचे आणि त्याच्या नावे हस्तांतरित करण्याचे मान्य केले आहे. सदर मालमत्ता (किंवा तिचा कोणताही हिस्सा) वाटप, विक्री, हस्तांतरण, बेचनपत्र, गहाणवट, कब्जा, बक्षिरी, विवस्त्र हक्क, वारसा हक्क, ताबा, भाडेकरार, उप-भाडेकरार, ताब्यात ठेवण्याचा कायदेशीर हक्क, परवाना, भाडेकरार, देखभाल वहिवाट, अदलाबदल अथवा अन्य कोणत्याही प्रकारे कोणत्याही प्रकारचा दावा असणाऱ्या सर्व व्यक्तींनी पुढीलकारक दस्तऐवजांच्या प्रतीसह ही बाब लेखी स्वरूपात खाली सही करणाऱ्यांकडे त्यांच्या 401 व 402, 4था मजला, मखिजा चॅम्बर्स, 196, टर्नर रोड, वांद्रे (पश्चिम), मुंबई-400 050 येथील कार्यालयात ही जाहिरात प्रसिद्ध झाल्याच्या तारखेपासून 14 (चौदा) दिवसांच्या आत कळविली पाहिजे, अन्यथा अशा प्रकारचे दावे, अथवा हरकती, जर काही असल्याच तर, त्या माफ करण्यात आणि/किंवा सोडून देण्यात आल्या आहेत असे समजण्यात येईल आणि त्या विचारात न घेता सदरचा आर्थिक व्यवहार पूर्ण करण्यात येईल.

मालमत्तेचे परिशिष्ट

251, पाली हिल, नॉर्स दत्त रोड, वांद्रे (पश्चिम), मुंबई-400050 येथील आणि सीटीएस क्र. सी/1148

जाहीर सूचना

सुनाम जनसेस याद्वारे कळविण्यात येते की, माझे अशिल श्री. जितेंद्र भिमशी शाह, मयत पत्नी श्रीम. रिना जे. शाह, हे मजास गाव, तालुका अंभेरी, जोगेश्वरी (पूर्व), मुंबई-४०० ०६० च्या प्लॉट क्र. ५, सर्व्हे क्र. ६५, सीटीएस क्र. ८३ वरील "हाय-टेक इंडस्ट्रियल सेंटर भिमगरसेस को-ऑपरेटिव्ह सोसायटी लि., च्या "हाय टेक इंडस्ट्रियल सेंटर इमारतीच्या २रा मजल्यावर इंडस्ट्रियल (युनिट) माला क्र. २१०, मोजमापित ११५० चौ.फू. विलटअप क्षेत्र चे मालक, आणि ते दिनांक २२ फेब्रुवारी, १९८७ रोजीचा शेअर प्रमाणपत्र क्र. ५४ अंतर्गत विविध क्र. २६६ पासून २७० पर्यंत दोन्ही समावेशी, धारक सदर सोसायटीच्या ५ शेअर्स (प्रत्येकी क्र. ५०/-) धारक होते. श्री. माझ्या अशिलसोबत पत्नी मयत श्री. रिना जे. शाह यांच्या ११ ऑगस्ट, २०१७ रोजी निधन झाले आणि त्यांच्या मगें त्यांचे पती श्री. जितेंद्र भिमशी शाह आणि त्यांचे दोन मुले, म्हणजेच १) श्री. हर्ष जितेंद्र शाह, २) श्री. करण जितेंद्र शाह, त्यांचे एकमेव कायदेशीर वारस. यांना मागे सोडून गेले. आणि यांच्या व्यतिरिक्त, मयत श्री. रिना जे. शाह यांचे दुसरे कोणत्याही कायदेशीर वारसदार नाही वारसदार श्री. हर्ष जितेंद्र शाह १/३ हिस्सा धारक आणि श्री. करण जितेंद्र शाह १/३ हिस्सा धारक यांनी त्यांचे वडील श्री. जितेंद्र भिमशी शाह यांना सामावी म्हणून त्यांचे एकूण २/३ हिस्सा सोडून देण्यासाठी विलेख निष्पादित केला, जे सध्याच्या विविध असलेले सामावी म्हणून १/३ हिस्सा धारक आहे. वरील बाबींच्या परिणामी, सामावी मजास गाव, तालुका अंभेरी, जोगेश्वरी (पूर्व), मुंबई-४०० ०६० च्या प्लॉट क्र. ५, सर्व्हे क्र. ६५, सीटीएस क्र. ८३ वरील सदर "हाय टेक इंडस्ट्रियल सेंटर" च्या "हाय टेक इंडस्ट्रियल सेंटर" मोजमापित ११५० चौ.फू. विलटअप क्षेत्र चे मालक, आणि ते दिनांक २२ फेब्रुवारी, १९८७ रोजीचा शेअर प्रमाणपत्र क्र. ५४ अंतर्गत विविध क्र. २६६ पासून २७० पर्यंत दोन्ही समावेशी, धारक सदर सोसायटीच्या ५ शेअर्स (प्रत्येकी क्र. ५०/-) धारक होते.

सही/-
जितेंद्र शाह





This document is digitally signed. Some signatures couldn't be verified. [View signatures](#)

ENVIRONMENTAL CLEARANCE
RIVESH
nsive Facilitation by Interactive, Environmental Single-Window Hub)



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

To,

The -1
RATNARAJ BLESSING MILESTONE
5, Parsi Building, Bawala Wadi, Dr. B.A.Road, Chinchpokli, Mumbai- 400 012. -400012

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/INFRA2/423388/2023 dated 25 Mar 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH179800 |
| 2. File No. | SIA/MH/INFRA2/423388/2023 |
| 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 of existing building known as "Kamgar Swa-Sadan |

ANNEXURES

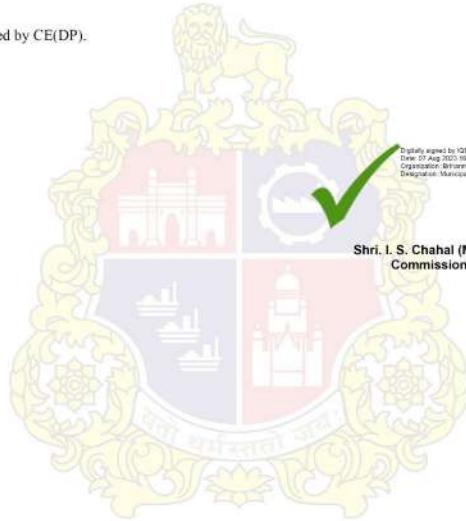


MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : P-12547/2022/ (2/71)F/South/PAREL-SEWER/337/1/Amend Ward Name : F/South Zone Name : City Architect/LE/SE Name : SAURABH SATISH JADHAV Inward Date : 27 Aug 2022 Issued On : 07 Aug 2023

Authority Remark: Approved as proposed by CE(DP).



Digitally signed by SHRI. I. S. CHAHAL Date: 07 Aug 2023 10:16:45 Organization: B/Municipal Municipal Corporation Designation: Municipal Commissioner

Shri. I. S. Chahal (Municipal Commissioner)



PROPOSED REDEVELOPMENT OF EXISTING BUILDING KNOWN AS 'KAMGAR SWA-SADAN CO-OP HOUSING SOCIETY LTD.' SITUATED IN PROPERTY BEARING C.S.NO 2/71 OF PAREL SEWERI DIVISION, AT MAHADEV PALAV MARG, CURREY ROAD, MUMBAI - 400012 IN F/SOUTH WARD.

AMENDED PLANS FOR CONCESSIONS THIS DOCUMENT IS DIGITALLY SIGNED AND PHYSICAL SIGN IS NOT REQUIRED. APPROVAL SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER UNDER AUTOCOR FILE NO. P-12547/2022(2/71)F/South/PAREL-SEWERI

S.E. (BP)-XI JSHAKA TE ROSHAN NARESH A.E. (BP)-V E.E.(BP) City-III

Proposed FSI: 20263.70 sq.m.

Table with columns: AREA STATEMENT, AREA IN SQ. MT. Rows include: 1. GROSS AREA OF PLOT, 2. DEDUCTIONS, 3. TOTAL PROVISION, 4. BALANCE AREA OF PLOT, 5. PLOT AREA UNDER DEVELOPMENT, 6. PERMISSIBLE BUILT UP AREA, 7. PROPOSED BUILT UP AREA, 8. FUNGIBLE COMPENSATORY AREA, 9. TOTAL BUILT UP AREA PROPOSED, 10. BALANCE BUILT UP AREA.

Tree NoC DTD. 28.08.2023

Aviation NOC DTD. 09.05.2023

Net height available: 195.74 m

**BRIHANMUMBAI MUNICIPAL CORPORATION
TREE AUTHORITY**

Office of the Supdt. of Gardens
Veermata Jijabai Bhosale Udyan,
Penguin Building, 2nd Floor
Dr.Ambedkar Road, Byculla (East),
Mumbai-400 027.

To,
M/s. Kanhere Associates LLP
301, 3rd Floor, Phoenix Building,
457, S.V.Road, Girgaon,
Mumbai- 400 004.

Dy.S.G./C/ DG /CE-06/Prop/DA/II/MDC/ 6513
Date: 28/08/2023

Sub : Permission for Cutting & Transplanting of trees are coming in the proposed redevelopment of C.S.no.2/71 of Parel Sewree Div, situated at Mahadev Palav Marg, Parel, Mumbai in 'F/South' ward.

Sir/ Madam,

Please refer to your Nil dt. 24.04.2023 for granting permission for Cutting & Transplanting of trees are coming in the proposed redevelopment of C.S.no.2/71 of Parel Sewree Div, situated at Mahadev Palav Marg, Parel, Mumbai in 'F/South' ward. has been considered by the has been considered by the Hon. Municipal Commissioner & Chairman, Tree Authority under Section 8(6) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified up to January 2018 vide **Municipal Commissioner Sanctioned No. MIDG /6513 dt.19.07.2023.**

Hence, You are hereby directed to plant **02 (Two)** in lieu of (As per section 8(5)(a) of MPPT (Amendment Act 2021) **Cutting 01 (One)** no. of trees (Tree no.-01) & **Transplanting 02 (Two)** nos. of trees (Tree no.-02, 03) within 15 days from the execution of trees Cutting & Transplanting.

You are requested to inform the Jr.Tree officer / Hort. Asstt. of concern ward about the date and time of cutting of trees as per permission, so that the representative of this office will remain present to ensure the work carried out properly Jr. Tree officer/ Hort. Asstt 'F/South' ward whose contact no is - 8805526858

The remaining Nil nos.of trees shall be **Retained** as it is as per plan attached.

Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto five thousand rupees for every offense and also with imprisonment for a term of not less than one week, which may extend up to one year. The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. area as per the norms of Tree Authority before getting occupation /completion certificate of the propose work.



**भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA**

SNCR/WEST/B/042423/754254

आधिकारिक का नाम एवं पता: Mr. Shitesh Michantlal Madrecha Power Of Attorney Holder Of M/s. Rannanj Blessing
Milestone
4/B Datta Kripa CHS Ltd, Hansala Wadi, Opp. Votlan, Dr. B.A. Road, Chinchpokli, Mumbai-400012.
दिनांक/DATE: 09-05-2023
वैधता/ Valid Up to: 08-01-2031

**ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओओसी)
No Objection Certificate for Height Clearance**

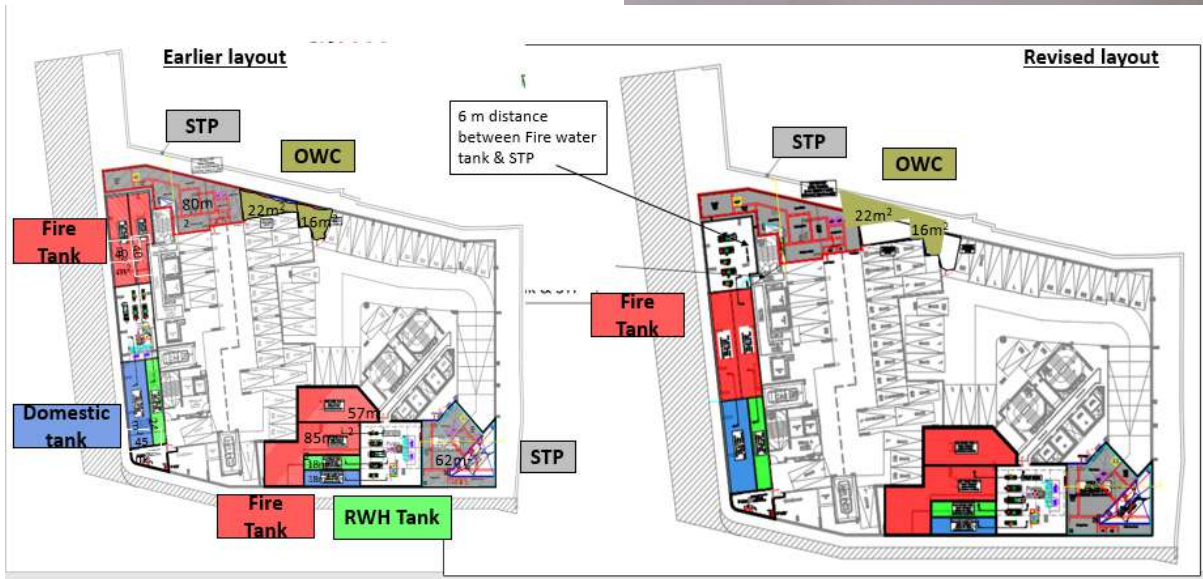
- यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (आविआ) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रवाहन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।
1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR/751 (E) dated 30th Sep.2015 amended by GSR/770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.
- इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।
2. This office has no objection to the construction of the proposed structure as per the following details:

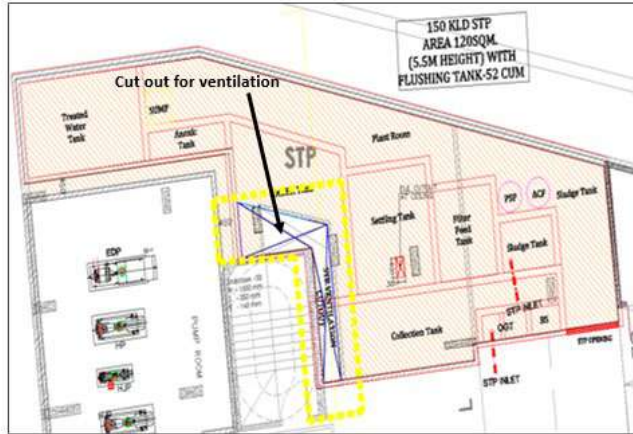
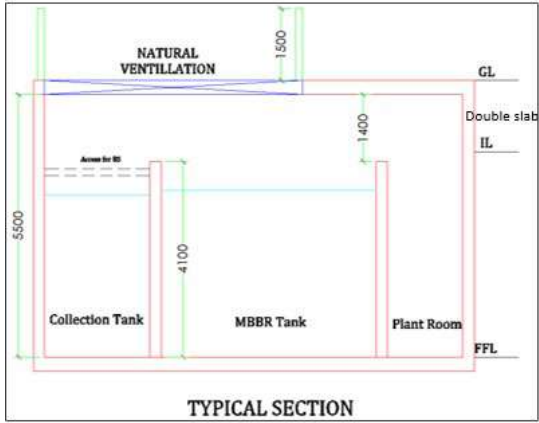
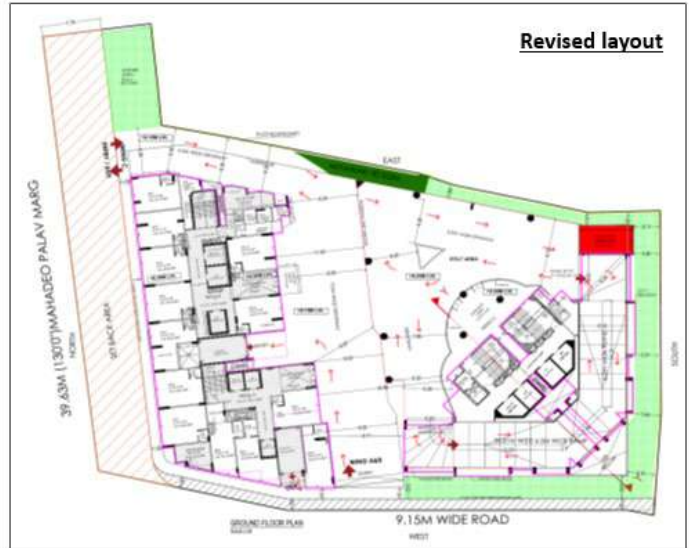
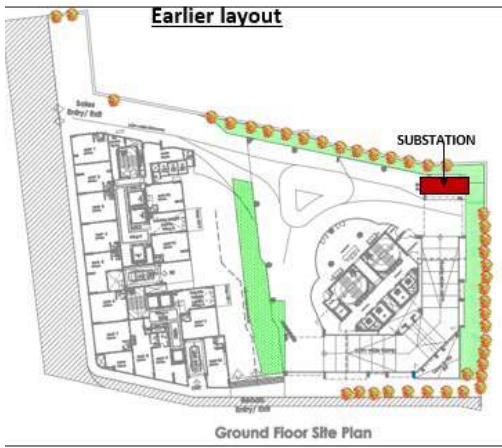
अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/042423/754254
आवेदक का नाम / Applicant Name*	Mr.Vilas Sawant
स्थल का पता / Site Address*	C.S. No. 2/71, Of Parel Seweri Division, At Mahadev Palav Marg, Cursey Road, Mumbai, Parel Seweri, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	18 59 41.28N 72 50 02.51E, 18 59 39.71N 72 50 02.54E, 18 59 42.07N 72 50 02.69E, 18 59 40.64N 72 50 03.91E, 18 59 39.73N 72 50 03.93E, 18 59 41.84N 72 50 04.31E, 18 59 42.36N 72 50 04.73E, 18 59 41.89N 72 50 04.76E
स्थल की ऊँचाई एएमएसएल मीटर में (ओएसएल समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	53 M
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (ओएसएल समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	201.04 M (Restricted)



Handwritten signature and date: 09/05/2023

क्षेत्रीय मुख्यालय पर्यटकीय क्षेत्र पोर्ट कॉलोनी, नव एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलिंगडो इस्ट
मुंबई-400079 दूरभाष संख्या: 91-22-28030006
Regional headquarter: Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Via Park East
Mumbai-400079 Tel. no. 91-22-28030005







Basement Floor Site Plan

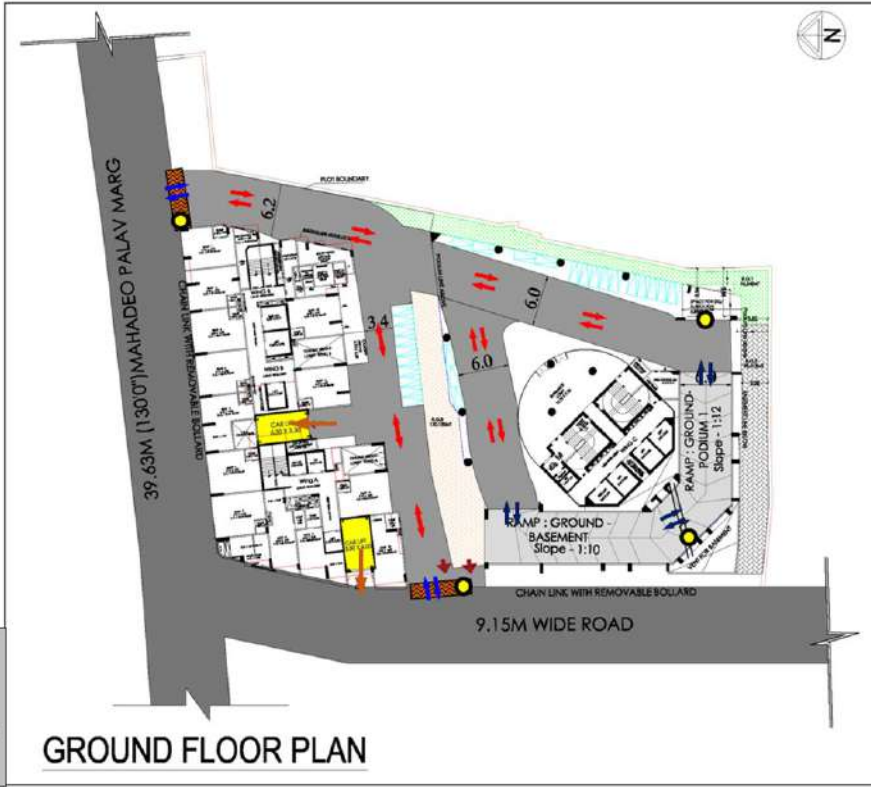


BASEMENT FLOOR PLAN



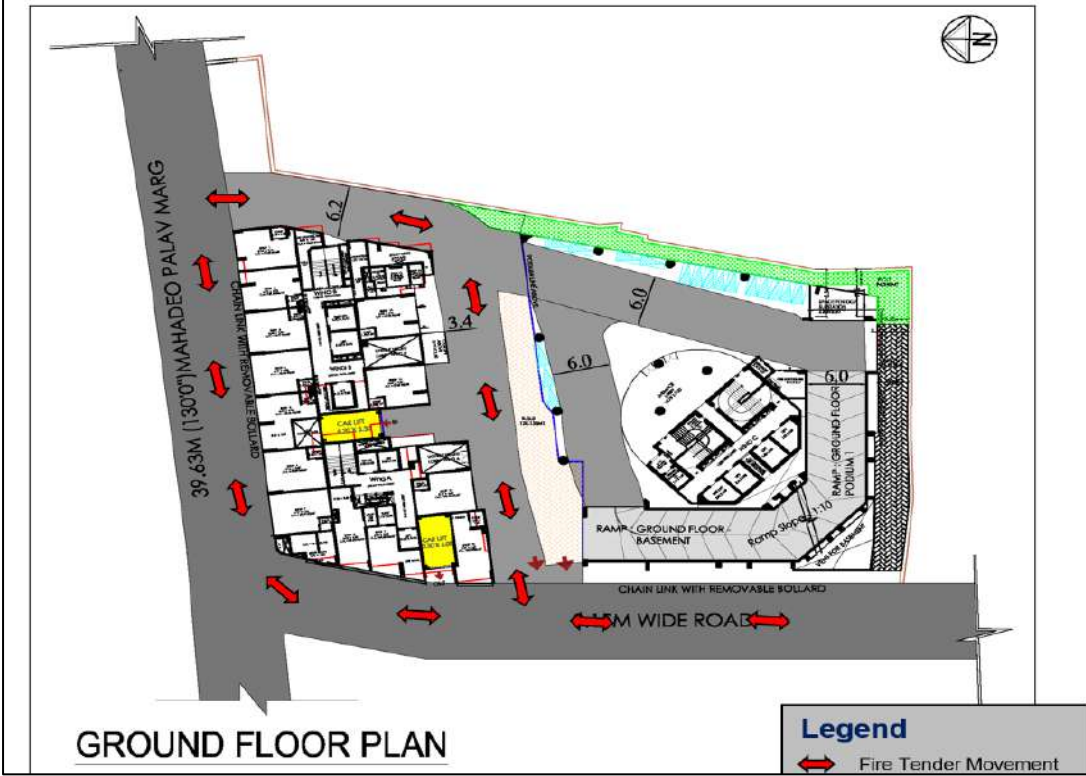
BASEMENT FLOOR PLAN

PARKING LAYOUT PLAN – GROUND FLOOR



GROUND FLOOR PLAN

FIRE TENDER MOVEMENT



GROUND FLOOR PLAN

Legend

↔ Fire Tender Movement



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

To,

The -1

RATNARAJ BLESSING MILESTONE

5, Parsi Building, Bawala Wadi, Dr. B.A.Road, Chinchpokli, Mumbai- 400
012. -400012

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/INFRA2/423388/2023 dated 25 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH179800 |
| 2. File No. | SIA/MH/INFRA2/423388/2023 |
| 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 of existing
building known as "Kamgar Swa-Sadan
Co-Op. Housing Society Ltd." situated on
property bearing C.S.NO.2/71 of Parel
Seweri Division, at Mahadev Palav Marg,
Currey Road, Mumbai – 400012 in
F/South Ward by M/S Ratnaraj Blessing
Milestone. |
| 7. Name of Company/Organization | RATNARAJ BLESSING MILESTONE |
| 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: 01/11/2023

(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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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/423388/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ratnaraj Blessing Milestone,
C.S.NO.2/71 of Parel Seweri Division,
Mahadev Palav Marg, Currey Road, Mumbai

Subject : Environment Clearance for Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai by M/s. Ratnaraj Blessing Milestone.

Reference : Application no. SIA/MH/INFRA2/423388/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 203rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/423388/2023	
2	Name of Project	Proposed redevelopment of existing building known as “Kamgar Swa-Sadan Co-Op. Housing Society Ltd.” situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai – 400012 in F/South Ward proposed by M/s Ratnaraj Blessing Milestone.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Shitesh Mohanlal Madrecha
		Regd. Office address	5, Parsi building, Bavlawadi, Dr. B.A.Marg, Chinchpokli, Mumbai-4000012.
		Contact number	99252 07774
		e-mail	jain726@gmail.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA 0193 Validity: 18.06.2024	
7	Applied for	Brownfield Project	
8	Location of the project	situated on property bearing C.S.NO.2/71 of Parel Seweri Division, at Mahadev Palav Marg, Currey Road, Mumbai – 400012 in F/South Ward.	

9	Latitude and Longitude	Latitude- 18°59'40.92" N Longitude - 72°50'03.31" E	
10	Plot Area (Sq.m.)	3593.1 sq.m	
11	Deductions (Sq.m.)	548.66 Sq.m	
12	Net Plot area (Sq.m.)	3044.44 sq.m	
13	Ground coverage (m ²) & %	1834.05 sq.m (51.04%)	
14	FSI Area (Sq.m.)	20503.39 sq.m	
15	Non-FSI (Sq.m.)	26492.37 sq.m	
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	46995.76 sq.m	
17	TBUA (m ²) approved by Planning Authority to date.	Approved FSI Area – 20503.39 Sq.m Concession Approval dated: 25/11/2022	
18	Earlier EC details with Total Construction area, if any.	None	
19	Construction completed as per earlier EC (FSI + Non-FSI) (Sq.m.)	None	
20	Proposed Configuration		
	Building Name	Configuration	Height (m)
	Rehab Wing A	Basement + Ground + 1st To 22nd Floor	69.00 m
	Rehab Wing B	Basement + Ground + 1st To 22nd Floor	69.00 m
	Sale Wing C	Basement + Ground + 1st To 10th Podium + 11th To 34th Floor + 35 th Part	119.15 m
21	No. of Tenements & Shops	Residential – 315 nos Shops – 17 nos	
22	Total Population	1715 nos.	
23	Total Water Requirements CMD	226 KLD Domestic Water - 149 KLD Flushing Water – 75 KLD Landscape – 2 KLD	
24	Under Ground Tank (UGT) location	Basement	
25	Source of water	MCGM	
26	STP Capacity & Technology	2 STPs of 220 KLD Capacity with MBBR technology.	
27	STP Location	Basement.	

28	Sewage Generation CMD & % of sewage discharge in the sewer line	202 KLD &, 35% of excess treated water to sewer line				
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/disposal	
		Dry waste	15 kg/day		Will be handed over to a recycler	
		Wet waste	23 kg/day		Handed over to Municipal waste collector	
		Construction waste	Top soil	0 cum	This is a redevelopment project	
			Demolition & Excavation Waste	14920 cum	We will use the 1000 cum quantity in internal plot & road development. Rest 13920 cum will be dispose of at designated unloading site as per SWM NOC. NOC for quantity of 707.50 cum is already obtained dated – 23 Nov 2022.	
			Empty cement bags	28200 Nos	To be handed over to local recyclers	
			Steel	5 MT	To be handed over to local recyclers	
			Aggregates	20 MT	To be used as a layer for internal roads and building boundary wall.	
			Broken Tiles	515 sqm	Waste tiles to be used as china mosaic for terraces.	
Empty Paint Cans (20 litre/ can)	705 nos.		To be handed over to recycler			
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment / disposal	
		Dry waste	341 kg/day		Will be handed over to a recycler	
		Wet waste	496 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 2 OWC- one 200 Kg/day capacity for Sale building and one 400 Kg/day capacity for Rehab building.	

		E-Waste	896 kg/yr	Will be collected and sent to MPCB-authorized recyclers.												
		STP Sludge (dry)	10 kg/day	Dry sewage sludge will be used as manure for gardening.												
31	R.G. Area in sq.m.	RG required –324.15 sq.m RG provided – 324.15 sq. m. Paved R.G. – 130.15 sq.m Non-Paved RG – 194 sq. m. Existing trees on the plot as per Tree NOC Application dated 24/04/2023 - 2 nos. Trees to be transplanted – 0 nos. Remaining to be transplanted – 0 nos. Trees transplanted till date – 0 nos. Tree survived after transplantation – 0 nos. Trees to be retain. –0 nos. No. of trees to be planted against cutting – 10 nos. Total no. of trees on plot - 55 + 72+ 48 = 175														
32	Power requirement	During the Operation Phase: <table border="1"> <thead> <tr> <th>Details</th> <th>Reliance</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>8109 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>2163 KW</td> </tr> </tbody> </table>			Details	Reliance	Connected load (kW)	8109 KW	Demand load (kW)	2163 KW						
Details	Reliance															
Connected load (kW)	8109 KW															
Demand load (kW)	2163 KW															
33	Energy Efficiency	a) Total Energy saving (%): 20 % b) Solar energy saving (%): 5 %														
34	D.G. set capacity	1 x 500 kVA														
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 231 Nos 2-Wheeler – 85 nos.														
36	No. & capacity of Rainwater harvesting tanks /Pits	2 Nos 1 x 60 KLD 1 x 45 KLD														
37	Project Cost in (Cr.)	Rs. 240 Cr														
38	EMP Cost	Construction Phase Cost: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Details</th> <th>Capital Cost in Rs</th> <th>Recurring cost in Rs/year</th> </tr> </thead> <tbody> <tr> <td>Air Environment</td> <td>Water sprinkling, green belt development, covered storage area</td> <td>2.95</td> <td>10.83</td> </tr> <tr> <td>Noise Environment</td> <td>Noise barricades and green belt developments</td> <td>3.34</td> <td>0.13</td> </tr> </tbody> </table>			Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year	Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83	Noise Environment	Noise barricades and green belt developments	3.34	0.13
Particulars	Details	Capital Cost in Rs	Recurring cost in Rs/year													
Air Environment	Water sprinkling, green belt development, covered storage area	2.95	10.83													
Noise Environment	Noise barricades and green belt developments	3.34	0.13													

		Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	1.20	3.43
		Good health practices	Site sanitation and health care	1.00	1.00
		Environment monitoring	Air, water, noise soil monitoring during construction phase	0.00	2.00
		Green Belt Development	Tree Plantation during construction phase	1.20	0.10
		Total		9.19	17.28
		Operation Phase cost:			
		Sr. No.	Particulars	Capital Cost (Rs. in Lacs)	O & M Cost (Rs. in Lacs)
		1	Solid Waste Management	13	4
		2	Sewage Treatment Plant-STP Cost + LFD	47	11
		3	Energy Saving	63	3
		4	RWH system	6	0.3
		5	RG	8	2
		6	Basement Ventilation	7	1
			Total	144	21
		6	DMP	369.84	21.64
			Grant Total	513.84	42.64
		Capital Cost- Rs. 513.84 Lakhs, O and M cost- Rs. 42.64 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			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 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 and remarks as per amended planning.
a) Civil Aviation NOC; b) Tree NOC.
3. PP to maintain adequate distance between STP, OWC & fire tank by inter shifting proposed locations of pump room & fire tank.
4. PP to relocate substation proposed in drive way; PP to maintain minimum 1.5 Mtr distance between STP, Miyawaki and Substation.
5. PP to provide double slab over the part of STP where fire tender movement is proposed; PP to provide minimum 40% open to sky area to Rehab STP & submit revised layout of STP with tank size details.
6. PP to shift OWC to ground level.
7. PP to relocate parking proposed near STP & OWC.
8. PP to relocate parking proposed in driveway & maintain 6 Mtr. clear internal driveway with in the project.
9. PP to ensure that fire tender movement on paved RG in the emergency only.
10. PP to submit revised water balance including swimming pool make up water; PP to reduce discharge of treated water up to 35%.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 314.26 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-LA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 20,263.70m², Non FSI- 23,509.50m², total BUA- 43,773.20 m². (Plan approval No- P-12547/2022/(2/71)/F/South/PAREL-SEWERI/337/1/Amend, dated- 07.08.2023) (Restricted as per approval)

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.

- 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.



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 City.
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: 11/11/2023 12:32:34 PM

असल्याच मनाज जरांगे यांनी सरसकट ओबीसीतून कुणबी प्रमाणपत्र द्यावे, हीच आमची मागणी आहे आणि याचाच विचार राज्य सरकारने करावा, असेच जरांगे यांनी म्हटले.

दुसरी बाजू मंत्रकम केल्या यांनी म्हटले. आम्हाला दगा फटका होण्याचीही भीती आहे. त्यामुळे आंदोलनाची तयारी ही आमची सुरू आहे.

आहे तिथे राहालच आणि पध्यांन जाण होईल, असेही जरांगे पाटील म्हणाले.

7/11/2023

जाहीर सूचना

सूचना याद्वारे सर्व संबंधितांना देण्यात येत आहे की, आम्ही आमच्या अशीलांच्या वतीने, माटुंग नारती को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि., महाराष्ट्र सहकारी संस्था अधिनियम, १९६० अंतर्गत नोंदणीकृत सहकारी संस्थेच्या नामाधिकाराची तपासणी करत आहोत, ज्यांचा नोंदणी क्र. बीओएस/एवएसबी/३०३३ आहे आणि त्यांचे नोंदणीकृत कार्यालयाचा पत्ता "भारती", प्लॉट क्र. ३९ (उत्तर), अरोरा थिएटरजवळ, माटुंग, मुंबई-४०० ०१९ येथे आहे, विशेषतः स्थावर मिल्कतीच्या हक्क, नामाधिकार आणि हितसंबंधासंदर्भात खाली दिलेल्या परिशिष्टामध्ये वर्णन केले आहे. ("सदर मिल्कत")

सदर मिल्कत डीसीपीआर २०३४ च्या तरतुदीनुसार पुनर्विकसित करण्याचा हेतू आहे. कोणत्याही व्यक्तीस कोणत्याही सावकार/बँक/वित्तीय संस्था/वित्त कंपनीसह किंवा संस्था ज्यांच्या संदर्भात किंवा त्यासंबंधात कोणताही आरोप, दावा, हक्क, नामाधिकार आणि/किंवा हितसंबंध आहे, सदर मिल्कत किंवा कोणताही भाग किंवा त्याचा भाग, विक्रीच्या मार्गाने, सामंजस्य तोपन, करार, विनिमय, गहाण, प्रभार, भेट, विवस्त्रा, वारसा, ताबा, भाडेपट्टी, भाडेकरू, देखभाल, सुविधाधिकार, परवाना, मृत्युपत्रीत दान, वाटा, अभिलेखांतरण, धारणाधिकार, संलग्नक, लिस्पेंडन्स किंवा इतर कोणतेही अधिकार, भागणी, दायित्व किंवा बचनबद्धता किंवा अन्यथा कोणत्याही स्वरूपाचे असल्यास, याद्वारे, सहाय्यक दस्तऐवजांसह, लिखित स्वरूपात, सदर सूचनेच्या प्रसिध्दीच्या तारखेपासून १४ (चौदा) दिवसांच्या कालावधीत कळविणे आवश्यक आहे, कसूर केल्यास, असे सर्व दावे माफ केले गेले आहेत आणि/किंवा सोडले गेले आहेत असे मानले जाईल.

वरील संदर्भित परिशिष्ट

सातशे एकोणतीस (७३९) चौस वार्ड किंवा ६१८ चौस मीटर्स असलेला तो सर्व जमिनीचा भाग किंवा त्याभागीत मुंबई शहर आणि नेट आणि उप-नोंदणी जिल्हातील कॉर्पोरेशनच्या शिवडी वडाळा इस्टेटच्या प्लॉट क्र. ३९ (उत्तर) येथे स्थित, पूर्वेला सदर इस्टेटच्या प्लॉट क्र. ५६ द्वारे, दक्षिणेला सदर इस्टेटच्या प्लॉट क्र. ४० द्वारे आणि पश्चिमेला ५० फूट रोड क्र. १४-ए, ज्या जमिनीचा भाग कॅंडस्ट्रल सर्व्हे क्र. ५९७ धारक, माटुंग विभागातील इमारत आणि त्यावर उभी असलेला एक तळमजला आणि तीन बल्ल्या मजल्यांची "भारती" नावाची दोन गॅरेज असलेली मुख्य इमारत. तारीख: ७ नोव्हेंबर, २०२३

सही/-
उदयन एस. जैन
बकील उच्च न्यायालय
फाउंटन चॅम्बर्स, २रा मजला, नानाभाई लेन,
फोर्ट, मुंबई-४०० ००९. दूर: २२०४३७९६ / २२८५२८९७

जाहीर सूचना

सर्व संबंधित व्यक्ती अधिकृत रहिवासी पर्यावरण विषयक मंडळे एन.जी.ओ. आणि इतर यांना या जाहीर सूचनेद्वारे असे कळविण्यात येते की, राज्य पर्यावरण आघात मूल्यांकन प्राधिकरण महाराष्ट्र राज्य, यांनी खालील वसाहत बांधकामासाठी पर्यावरण अनुमती प्रदान केली आहे. मेसर्स रत्नराज ब्लेसिंग माइलस्टोन एलएलपी, 5, पारसी बिल्डिंग बावलावाडी डॉ. बी.ए. रोड, चिंचपोकळी, मुंबई-400 012 महाराष्ट्र याद्वारे गृह व व्यवसायिक संकुलाच्या कामगार स्व सदन को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, महादेव पालव मार्ग, करी रोड, मुंबई-400 012 सी. एस. क्रमांक 2/71 परेल शिवडी डिव्हिजन, मुंबई महाराष्ट्राच्या खाली पत्र क्रमांक SIA/MH/INFRA2/423388/2023 दिनांक एक १/११/२०२३. सदर पत्राच्या प्रती, महाराष्ट्र शासन, पर्यावरण अनुमती विभाग मंत्रालय व महाराष्ट्र राज्य प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत त्याच प्रमाणे www.envis.maharashtra.gov.in या वन व पर्यावरण मंत्रालयाच्या वेबसाईटवर पाहू शकता.

संचालक:
मेसर्स रत्नराज ब्लेसिंग स्माईलस्टोन एलएलपी,
5, पारसी बिल्डिंग, बावलावाडी,
डॉ. बी.ए. रोड, चिंचपोकळी,
मुंबई-400 012 महाराष्ट्र.

जाहीर सूचना

श्रीम. प्रेमिला आर. दलाल आणि श्री. रजनीकांत बी. दलाल हे डी-१ द्वारकेश पार्क को-ऑप. हाऊसिंग सोसायटी लि., साईबाबा नगर, बोरिवली (प), मुंबई ४०० ०९२ चे संयुक्त सभासद, प्लॉट क्र. २५ आणि शेअर्स १६१ ते १६५ धारक यांचे अनुक्रमे २४.०२.२०१९ आणि ०१.०१.२०२३ रोजी निधन झाले. त्यांचा मुलगा हितेश आर. दलाल यांनी सदर मिल्कतीतील त्यांचा ६६.६६% हिस्सा त्यांच्या नावावर करण्यासाठी सोसायटीकडे अर्ज केला. सदर सोसायटीने प्रस्तावित हस्तांतरणाच्या विरोधात दावे आणि हरकती आमंत्रित केले आहेत, ते जर काही असतील तर, १४ दिवसांच्या कालावधीत, सहाय्यक कागदपत्रांसह, एकतर सदर सोसायटीचे मा. सचिव किंवा श्री पी. सी. थॉमस, वकील हायकोर्ट, दुकान क्र. १०ए, एस्टी अपार्टमेंट, साईबाबा नगर, बोरिवली (पश्चिम), मुंबई-४०००९२ येथील कार्यालयात दाखल करावेत, कसूर केल्यास आवश्यक ते केले जाईल.

सही/-
(पी. सी. थॉमस)
बकील उच्च न्यायालय
विकाण: मुंबई
तारीख: ०६.११.२०२३

जाहीर सूचना

याद्वारे सूचित करण्यात येत आहे की 1) थेरेसा पॉल आणि 2) लिओनार्ड पॉल कोटाकल दोघेही राहणार प्लॉट नं. ३/12ए, कोझीहोम, 251 पाली हिल, नॉर्थ दार रोड, वांद्रे (पश्चिम), मुंबई- 400050 आणि 3) जिल पॉल- विल्सन, राहणार 504, कोमांचे ट्रेल, ॲटलस, ओके 73521-1512, यूएसए या सर्वांनी खालील परिशिष्टामध्ये सविस्तर वर्णन केलेली (यापुढे 'मालमत्ता' असा उल्लेख असणारी) मालमत्ता सर्व अडथळे आणि दावे यांच्यापासून मुक्त स्थितीत आमच्या अशीलाला विकण्याचे आणि त्याच्या नावे हस्तांतरित करण्याचे मान्य केले आहे.

सदर मालमत्ता (किंवा तिचा कोणताही हिस्सा) वाटप, विक्री, हस्तांतरण, बेचनपत्र, गहाणवट, कब्जा, बक्षिरी, विवस्त्र हक्क, वारसा हक्क, ताबा, भाडेकरार, उप-भाडेकरार, ताब्यात ठेवण्याचा कायदेशीर हक्क, परवाना, भाडेकरार, देखभाल वहिवाट, अदलाबदल अथवा अन्य कोणत्याही प्रकारे कोणत्याही प्रकारचा दावा असणाऱ्या सर्व व्यक्तींनी पुढीलकारक दस्तऐवजांच्या प्रतीसह ही बाब लेखी स्वरूपात खाली सही करणाऱ्यांकडे त्यांच्या 401 व 402, 4था मजला, मखिजा चॅम्बर्स, 196, टर्नर रोड, वांद्रे (पश्चिम), मुंबई-400 050 येथील कार्यालयात ही जाहिरात प्रसिद्ध झाल्याच्या तारखेपासून 14 (चौदा) दिवसांच्या आत कळविली पाहिजे, अन्यथा अशा प्रकारचे दावे, अथवा हरकती, जर काही असल्याच तर, त्या माफ करण्यात आणि/किंवा सोडून देण्यात आल्या आहेत असे समजण्यात येईल आणि त्या विचारात न घेता सदरचा आर्थिक व्यवहार पूर्ण करण्यात येईल.

मालमत्तेचे परिशिष्ट

251, पाली हिल, नॉर्थ दार रोड, वांद्रे (पश्चिम), मुंबई-400050 आणि सीटीएस क्र. सी/1148

जाहीर सूचना

सामान्य जनतेस याद्वारे कळविण्यात येते की, माझे अशिल श्री. जितेंद्र भिमशी शाह, मयत पत्नी श्रीम. रिना जे. शाह, हे मजास गाव, तालुका अंभेरी, जोगेश्वरी (पूर्व), मुंबई-४०० ०६० च्या प्लॉट क्र. ५, सर्व्हे क्र. ६५, सीटीएस क्र. ८३ वरील "हाय-टेक इंडस्ट्रियल सेंटर भिमगरसेस को-ऑपरेटिव्ह सोसायटी लि., च्या "हाय टेक इंडस्ट्रियल सेंटर इमारतीच्या २रा मजल्यावर इंडस्ट्रियल (युनिट) माला क्र. २१०, मोजमापित ११५० चौ.फू. विलटअप क्षेत्र चे मालक, आणि ते दिनांक २२ फेब्रुवारी, १९८७ रोजीचा शेअर प्रमाणपत्र क्र. ५४ अंतर्गत विविध क्र. २६६ पासून २७० पर्यंत दोन्ही समावेशी, धारक सदर सोसायटीच्या ५ शेअर्स (प्रत्येकी क्र. ५०/-) धारक होते.

की, माझ्या अशिलसोबत पत्नी मयत श्री. रिना जे. शाह यांच्या ११ ऑगस्ट, २०१७ रोजी निधन झाले आणि त्यांच्या मगगे त्यांचे पती श्री. जितेंद्र भिमशी शाह आणि त्यांचे दोन मुले, म्हणजेच १) श्री. हर्ष जितेंद्र शाह, २) श्री. करण जितेंद्र शाह, त्यांचे एकमेव कायदेशीर वारस. यांना मागे सोडून गेले. आणि यांच्या व्यतिरिक्त, मयत श्री. रिना जे. शाह यांचे दुसरे कोणत्याही कायदेशीर वारसदार नाही वारसदार श्री. हर्ष जितेंद्र शाह १/३ हिस्सा धारक आणि श्री. करण जितेंद्र शाह १/३ हिस्सा धारक यांनी त्यांचे वडील श्री. जितेंद्र भिमशी शाह यांना सामावी म्हणून त्यांचे एकूण २/३ हिस्सा सोडून देण्यासाठी विलेख निष्पादित केला, जे सध्याच्या विविध असलेले सामावी म्हणून १/३ हिस्सा धारक आहे.

वरील बाबींच्या परिणामी, सामावी मजास गाव, तालुका अंभेरी, जोगेश्वरी (पूर्व), मुंबई-४०० ०६० च्या प्लॉट क्र. ५, सर्व्हे क्र. ६५, सीटीएस क्र. ८३ वरील सदर "हाय टेक इंडस्ट्रियल सेंटर" च्या "हाय टेक इंडस्ट्रियल सेंटर" मोजमापित ११५० चौ.फू. क्षेत्रात २/३ हिस्सा धारक आहेत.