

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE
(January 2023 – June 2023)**

Of

**Proposed Residential cum Commercial redevelopment known as
“Applaud 38” at Plot bearing CTS no. 18(pt), 36A/1(pt),
36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad,
Mukadam compound, Sahakarwadi, G.M. Link Road, P South
ward of MCGM, Goregaon**

M/S. IM BUILDCON PVT. LTD.

Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village-
Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P
South ward of MCGM, Goregaon

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
Environment Department, Mantralaya and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

Sr. No.	Project details																
1.	Name of the project	Proposed Residential cum Commercial redevelopment known as “Applaud 38”															
2.	Name of the project proponent	M/S. IM BUILDCON PVT. LTD.															
3.	Clearance Identification No. and Date	EC Identification No. - EC22B038MH110509 dated 10/01/2022 (File No. - SIA/MH/MIS/219962/2021)															
4.	Area Statement:																
		<table border="1" style="width: 100%;"> <thead> <tr> <th></th> <th>Proposed in EC Application (sq. m)</th> <th>Approved in EC dated 10th January 2022 (sq. m)</th> </tr> </thead> <tbody> <tr> <td>Total Plot Area</td> <td>4106.120</td> <td>4106.120</td> </tr> <tr> <td>FSI area</td> <td>22083.98</td> <td>21568.37</td> </tr> <tr> <td>Non FSI area</td> <td>19982</td> <td>14367.92</td> </tr> <tr> <td>Total Construction area</td> <td>42065.98</td> <td>35936.29</td> </tr> </tbody> </table>		Proposed in EC Application (sq. m)	Approved in EC dated 10th January 2022 (sq. m)	Total Plot Area	4106.120	4106.120	FSI area	22083.98	21568.37	Non FSI area	19982	14367.92	Total Construction area	42065.98	35936.29
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Non FSI area	19982	14367.92															
Total Construction area	42065.98	35936.29															
5.	Total no. of flats	Sale – 201 Flats, 8 Shops Rehab – 160 Flats, 108 Shops															
6.	Water Requirement of the project	Waste Water Generation: 190 KLD Total Water Requirement: 239 KLD															
7.	STP details	STP (Sale) – 110 KLD STP (Rehab) – 90 KLD MBBR Technology															
8.	Solid waste details	Wet Waste - 1221 Kg/Day, Dry Waste – 523 Kg/Day Total Solid Waste – 1744 Kg/day															

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I

DATA SHEET

Date: 3.07.2023

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Residential project category B2
2.	Name of the project	:	Proposed Residential cum Commercial redevelopment known as “Applaud 38” at Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon
3.	Clearance Identification No. and Date	:	EC Identification No. - EC22B038MH110509 dated 10/01/2022 (File No. - SIA/MH/MIS/219962/2021)
4.	Location	:	Village- Mumbai
	a. District (S)	:	Mumbai Suburban
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 19°10'22.80"N Longitude - 72°51'24.06"E
5.	Address for correspondence	:	M/S. IM BUILDCON PVT. LTD. Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Name: MR. Uttam Ilake Address: Applaud 38 by IM Buildcon Pvt. Ltd. Sahakarwadi, Mukadam Compound, G.M. Link Road, Goregaon (E), Mumba, 400063. Mobile: 9769052468

	b.	Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Name: Mr. Nilesh Raysane. Address: Applaud 38 by IM Buildcon Pvt. Ltd. Sahakarwadi, Mukadam Compound, G.M. Link Road, Goregoan (E), Mumbai, 400063. Mobile: 8625803411
6.	Salient features		:	
	a.	of the project	:	Annexure A
	b.	of the environmental management plans	:	Annexure B
7.	Breakup of the project area		:	
	a.	submergence area forest & non-forest	:	Non-Forest
	b.	Others	:	Annexure –A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates	:	Cost of the project: Rs. 137.5 Crores

		and the year of price reference		
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Yes. Attached as Annexure B
	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.	:	Yes. Refer Annexure - C
	e.	Actual expenditure incurred on the environmental management plans so far	:	EMP cost :- Rs. 18,00,000
10.	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	Architect letter is attached

	a.	Date of commencement (Actual and/or planned)	:	May, 2019
	b.	Date of completion (Actual and/of planned)	:	December, 2024
13.		Reasons for the delay if the Project is yet to start	:	Project work started
14		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	NA
	b.	Date of site visit for this monitoring report	:	26.5.2023
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

Current Status of Work

Current status of Construction work		Architect Certificate is attached
a.	Date of Commencement (Actual and/ or planned)	May, 2019
b.	Date of completion (Actual and/ or planned)	December, 2024

Undertaking Letter

Corporate Office :
114, 115, 116, Corpora
Avenue, Sonawala Roa
Goregaon (E), Mumbai - 63

Date: June 16, 2023

UNDERTAKING

We, M/s Prism Architect are Architect for Proposed Residential cum Commercial redevelopment known as "Applaud 38" at Plot bearing C.T.S. No. 18(pt), 36A/1(pt), 36A/2(pt), 38/A & 62 A/7 of Village- Dindoshi, Taluka- Malad, Mukadam Compound, Sahakarwadi, G.M. Link Road, P South Ward of MCGM, Goregaon East, Mumbai – 400 063. The project is being developed by **M/s. IM Buildcon Pvt. Ltd.** Environment Clearance for the said project has been obtained on 10/01/2022 (EC Identification No. - EC22B038MH110509). We are submitting herewith the current status of the project as follows:

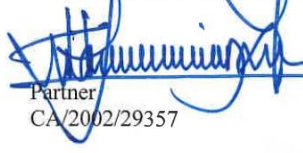
Area statement as per EC received	In sq. mtrs.
Total Construction area	42,065.98
Total FSI area	22,083.98
Total Non- FSI area	19,982
Construction done till date	21471.67
Remarks	As per IOA Plan

On basis of approved EC was granted for 21,568.37 Sq.m (FSI), 14,367.92 Sq.m (Non FSI) and 35,936.29 Sq.m (TBUA).

Thanking You,

Yours Faithfully,

For M/s Prism Architect & Interior Designers


 Partner
 CA/2002/29357



T : 022 40120686 / 40142302 E : info@prismgroup.biz W : www.prismgroup.biz

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no. SIA/MH/MIS/167716/2020 dated 24th, June, 2021as follows:

Sr. No.	Conditions	Status
SPECIFIC CONDITION		
A. SEAC Conditions		
I.	PP to submit IOD/IOA/Confession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Gov. of Maharashtra.	PP has obtained IOA Approval; Rehab- SRA ENG/3343/PS/STGL/AP dated 21 st May 2019, Sale-PS/STGOVT/0011/20120327/AP/S dated 23 rd August, 2021 Refer Annexure 20 for IOA Approval
II.	PP to reduce the discharge of treated water up to 35% into sewer line.	The Treated Sewage being discharged to Municipal drains is about 35%. Water & Sewage Details are presented in Annexure 6
III.	PP to provide adequate 2-wheeler parking for Sale & Rehab building	PP has provided 51 nos of 2 wheeler parking. Plans showing 2 wheeler parking are shown in Annexure 21
IV.	PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide mobile toilets for workers in construction phase & accordingly revise construction &	PP ensures to provide LFD & sensors as water conservation measures in operation phase and ensures to provide mobile toilets for workers in construction phase. EMP cost inclusive of these was given in Annexure C An undertaking regarding the same is

	operation phase EMP.	attached as Annexure 9										
B. SEIAA Conditions												
I.	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.	<p>PP agreed to this condition.</p> <table border="1"> <tr> <td>RG required</td> <td>320.08 Sq.m</td> </tr> <tr> <td>RG provided on Ground</td> <td>347.36 Sq.m</td> </tr> <tr> <td>RG provided on Podium</td> <td>111.62 Sq.m</td> </tr> <tr> <td>RG provided on Terrace</td> <td>645.37 Sq.m</td> </tr> <tr> <td>Total RG provided</td> <td>1,104.36 Sq.m</td> </tr> </table>	RG required	320.08 Sq.m	RG provided on Ground	347.36 Sq.m	RG provided on Podium	111.62 Sq.m	RG provided on Terrace	645.37 Sq.m	Total RG provided	1,104.36 Sq.m
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Total RG provided	1,104.36 Sq.m											
II.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Energy savings through Renewable sources would be achieved to 5.4%. Refer Annexure 10 for Energy Saving Calculations										
III.	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	PP will comply with all the standard EC conditions.										
4.	SEIAA after deliberation decided to grant EC for- FSI- 21568.37 m ² , Non-FSI- 14367.92 m ² , Total BUA- 35936.29 m ² . (Plan approval Rehab-SRA ENG/3343/PS/STGL/AP dated 21st May 2019, Sale-PS/STGOVT/0011/20120327/AP/S	Noted.										

	dated 23rd August, 2021)	
A. General Condition: Construction Phase		
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<p>During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method. The dry waste will be handed over to authorized recyclers. The dried sludge and compost will be used as manure for landscaping.</p> <p>Solid waste generation details:</p> <p>a. Total solid waste: 1744 Kg/day</p> <p>b. Biodegradable waste: 1221 Kg/Day</p> <p>c. Non-biodegradable waste: 523 Kg/Day</p> <p>Please refer Annexure – 5 for details of SWM</p>
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	We have provided designated areas for temporary storage of mucks and are being handed over to concerned authority on daily basis.
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.	The construction process does not involve in storage of hazardous material to be consumed in building construction works.

<p>IV.</p>	<p>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>	<p>An adequate drinking water and onsite sanitation facility has been provided to the construction workers.</p> <p>The sewage generation from the labor hutments is drained in municipal sewer lines.</p> <p>Debris generated during construction phase is handed to MCGM.</p> <p>Debris NOC – Annexure 4</p> <p>Photos of Hygiene and Sanitization Measures for Workers is given Annexure 19</p>
<p>V.</p>	<p>Arrangement shall be made that waste water and storm water do not get mixed.</p>	<p>There will be provision of separate storm water drains and sewer line network for the plot.</p>
<p>VI.</p>	<p>Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.</p>	<p>For construction purpose ready mix concrete is being used.</p> <p>Refer Annexure 13 for Purchase order of RMC.</p>
<p>VII.</p>	<p>The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.</p>	<p>Refer Annexure-8 for Monitoring Report</p>
<p>VIII.</p>	<p>Permissions to draw ground water for construction of basement if any shall be obtained from competent Authority prior to construction/operation of the project.</p>	<p>The PP will agree to this condition. The basement dewatering plan is attached in Annexure 22</p>
<p>IX.</p>	<p>Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based</p>	<p>Yes. Low flow water fixtures are proposed.</p> <p>Please refer as Annexure 9 for undertaking for use of Low flow fixtures in proposed</p>

	control.	project.
X.	The Energy Conservation Building code shall be strictly adhered to.	Energy Conservation Building code has been complied. Proponent proposed CFL, T8, LED lights to conserve energy. Energy saving details attached as Annexure 10 Undertaking for ECBC Compliance is attached as Annexure 23
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping. Excavation permission is attached as Annexure 4
XII.	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.	Yes. For the protection and improvement of natural drainage system the additional soil required for levelling shall be used which is generated from within the site (to the extent possible).
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.	The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants as the project is construction of residential building. Hence, there is no threat of contamination to sub-soil and ground water. Soil and ground water were tested and the Monitoring reports are enclosed as Annexure – 8
XIV.	PP to strictly adhere to all the conditions mentioned in Maharashtra	Agreed.

	(Urban Areas) Protection And preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	Tree NOC attached as Annexure 11
XV.	The diesel generators 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.	No DG sets are proposed in the said project.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection And Preservation of Tree Act, 1975 as amended during the validity of Environmental Clearance.	Agreed. Tree NOC attached as Annexure 11
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicles shall be adequately covered to avoid spillage/leakages.	Vehicles used for transportation of material are with valid PUC as per Government norms. Attached as Annexure 12
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level; during construction phase, so as to conform to the stipulated standards by CPCB/MPCB	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Water sprinkling would be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates.

		<p>Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits.</p> <p>The plot is barricaded to avoid spread of pollutants.</p> <p>The construction is carried out during day time only. The ambient air quality and noise levels during the construction phase are given as Annexure – 8</p>
XIX.	<p>Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be enclosed type and conform to rules made under the Environmental (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 diesels are preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.</p>	<p>In this project DG set is not proposed in operation phase.</p>
XX.	<p>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.</p>	<p>Regular supervision of site is being carried out.</p>
<p>B. General Condition: Operation Phase</p>		

<p>I.</p>	<p>A) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Ester 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 filing after recovering recyclable material.</p>	<p>Segregation of non-biodegradable and biodegradable garbage on site.</p> <ul style="list-style-type: none"> • Treatment of biodegradable waste: By OWC • Segregation, storages facilities for all solid waste streams • Non- biodegradable garbage: Will be segregated into recyclable and non-recyclable waste. Recyclable waste shall be handed over to recyclers and non-recyclable waste shall be handed over to MCGM. • E waste generated during operation phase shall be stored separately and disposed of to the recyclers authorized by MPCB <p>SWM details attached as Annexure 5</p>
<p>II.</p>	<p>E-waste shall be disposed through Authorizes vendor as per E-waste (Management and Handling) rules, 2016.</p>	<p>Yes, developer has agreed to follow the mentioned condition. E-waste will be disposed through Authorized vendor as per E-waste (Management and Handling) rules, 2016.</p>
<p>III.</p>	<p>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</p>	<p>A) Noted. PP will submit certificate after installation of STP.</p> <p>During operational phase 190 KLD sewage will be generated which will be treated in STP of total capacity 200 KLD. (STP (Sale)</p>

	<p>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 odor problem for 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.</p>	<p>– 110 KLD STP (Rehab) – 90 KLD)</p> <p>Treated effluent emanating from STP will be recycled/reused for gardening and flushing. [Flushing: 83 KLD + Gardening: 7 KLD (Total: 90 KLD)]</p> <p>Proper ventilation will be provided to mitigate the odor problem for STP. Section of STP is given in Annexure – 6</p> <p>b) 65.58 % of water will be recycled and remaining 34.4% will be released into public sewer. Sewerage line remarks has been obtained [Rehab - No.Dy.Ch/E/S.P/174/P/S/P&D dated 23.12.2020 Sale - No.Dy.Ch/E/S.P/189/P/S/P&D dated 28.10.2021]</p> <p>Refer Annexure – 6 for details of Sewage Generation and Treatment</p>
<p>IV.</p>	<p>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 into sewer line No physical occupation or allotment will be given unless all above said</p>	<p>Agreed. PP will ensure that prior to occupation of the buildings the STP, MSW disposal facility and green belt development will be completed.</p> <p>During operational phase 190 KLD sewage will be generated which will be treated in STP of total capacity 200 KLD (STP (Sale) – 110 KLD, STP (Rehab) – 90 KLD) of MBBR type. The treated water will be used for flushing and gardening. PP will explore the possibility to give excess</p>

	<p>environmental infrastructure is installed and made functional including water requirement.</p>	<p>treated water in the adjacent area for gardening before discharging into sewer line.</p> <p>Refer Annexure – 6 for details of Sewage Generation and Treatment</p> <p>Refer Annexure – 5 for details of Solid waste management.</p> <p>Refer Annexure – 7 for details of Green Belt development plan.</p>
<p>V.</p>	<p>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.</p>	<p>Agreed. PP will assure that Occupancy certificate will be taken 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.</p>
<p>VI.</p>	<p>Traffic congestion near the entry and exit point from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>	<p>Public road and public area are not being used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles.</p> <p>No. of parking provided: 4 Wheelers – 272 nos</p> <p>2 Wheelers – 51 nos</p> <p>Refer Annexure 14 for Parking Statement & Parking Plans.</p>

VII.	PP to provide adequate electric charging points for electric vehicles (Evs).	Agreed. PP has provided 62 (30.39 %) electric charging points for vehicles. Please refer Annexure 15
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.	Landscape area: Total RG area provided: 1,104.36 Sq.m No. of trees to be planned: On ground 222 nos. Refer Annexure – 7 for details of landscape plan. Tree NOC – Annexure- 11
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The Existing environment management cell have qualified staff that is looking after the EHS activities and during operational phase society chairman will timely keep update of environment services. Refer Annexure 16 for Environment Management Cell.
X.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for others purposes.	Separate funds are allocated for environment protection measures. Refer Annexure C the Budgetary allocation and expenditure done up till now for Environment STP Plan.
XI.	The project management shall advertise at least in two local newspaper wisely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned	We have given advertisement in two local newspapers. Refer Annexure 17 for newspaper advertisement.

	<p>within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at http://parivesh.nic.in</p>	
XII.	<p>Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.</p>	<p>PP Agreed. PP is regularly submitting the six monthly compliance report to authorized representatives.</p>
XIII.	<p>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.</p>	<p>Developers have submitted copy of Environment clearance to local municipal corporation.</p> <p>Refer Annexure 24</p>
XIV.	<p>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,</p>	<p>We will submit six monthly report copies to MPCB, CPCB and MoEF regional office.</p> <p>Refer Annexure 8 for monitoring results.</p>

	NOx (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 public domain.	
C. General EC Condition:		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Yes, developer has agreed to follow the mentioned condition.
II.	If applicable consent of 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.	The PP has taken Consent to establish vide letter no. Format1.0/BO/JD(WPC)/UAN No. 80210/CE/CC-2011000955 dated 13.11.2020. The copy of same is attached in Annexure 18
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.	Received Environmental Clearance from MoEF EC Identification No. - EC22B038MH110509 dated 10/01/2022 Attached as Annexure 1
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated	We are enclosing status of the project along with six monthly report to respective MoEF regional office, MPCB and CPCB office

	<p>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 SPCB.</p>	<p>both in hard copy and as well as by email format.</p> <p>Refer Annexure 8 for monitoring reports.</p>
V.	<p>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) Act,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.</p>	<p>Environment Statement is attached as Annexure 25.</p>
VI.	<p>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</p>	<p>PP received Environmental Clearance of identification no EC22B038MH110509 dated 10/01/2022 attached as Annexure 1</p> <p>The PP has agreed for this mentioned condition.</p>

	to add additional environmental protection measures required, if any.	
VII.	This Environmental Clearance is issued subject to obtaining NOC from forestry and wildlife angel including clearance from the standing committee of the national board for Wild life as applicable & this environment clearance does not necessarily implies that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Not Applicable as the project site is not in the forest area and also does not fall in Eco-Sensitive zone of SGNP. The Google location of the project is attached as Annexure 2. The EC has been obtained which is attached as Annexure 1

Project Details:

Sr. No.	Description	Details		
1	Area Details	Particulars	Proposed in EC Application (sq. m)	Approved in EC dated 10 th January 2022 (sq. m)
		Plot Area (sq. m.)	4106.120	4106.120
		FSI Area (sq. m.)	22083.98	21568.37
		Non-FSI (sq. m.)	19982	14367.92
		Proposed built-up area (FSI + Non FSI) (sq. m.)	42065.98	35936.29
2	Building Configuration	Sale - B+Gr+Upper ground + 3 podiums+4 th floor to 38 th Height – 119.95 m Rehab - Ground+1st to 5th Commercial floors + 6 th to 22 nd Height – 69.40 m		
3	No. of Tenements & Shops	Sale – 201 Flats, 8 Shops Rehab – 160 Flats, 108 Shops		
4	Total Population (Nos.)	2111		
5	Total Water Requirements (CMD)	239 m ³ /day		
6	Sewage Generation (CMD)	190 m ³ /day		
7	STP Capacity & Technology	STP (Sale) – 110 KLD STP (Rehab) – 90 KLD MBBR Technology		

COMPLIANCE MONITORING REPORT

Sr. No.	Description	Details										
8	STP Location	Basement 1										
9	Total Solid Waste Quantities	Wet Waste - 1221 Kg/Day, Dry Waste – 523 Kg/Day Total Solid Waste – 1744 Kg/day										
10	R.G. Area (sq. m).	<table border="1"> <tr> <td>RG required</td> <td>320.08 Sq.m</td> </tr> <tr> <td>RG provided on Ground</td> <td>347.36 Sq.m</td> </tr> <tr> <td>RG provided on Podium</td> <td>111.62 Sq.m</td> </tr> <tr> <td>RG provided on Terrace</td> <td>645.37 Sq.m</td> </tr> <tr> <td>Total RG provided</td> <td>1,104.36 Sq.m</td> </tr> </table>	RG required	320.08 Sq.m	RG provided on Ground	347.36 Sq.m	RG provided on Podium	111.62 Sq.m	RG provided on Terrace	645.37 Sq.m	Total RG provided	1,104.36 Sq.m
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Details												
Connected Load (kW)	2110 KW (Rehab) and 3865 KW (Sale)											
Demand Load (kW)	856 KW (Rehab) and 1119 (Sale)											
15	Energy Efficiency	Overall energy savings – 18.6 % Energy savings through renewable component – 5.4%										
16	D.G. set capacity	NA										
17	Parking 4W & 2W	4 Wheelers – 272 nos 2 Wheelers – 51 nos										
18	Rain water harvesting scheme	60 cum										
19	Project Cost in (Cr.)	137.5 Cr										
20	EMP Cost	Construction Phase – 29.05 Lakhs Operation Phase – 405.02 Lakhs										
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)										

List of Annexures

Annexure No.	Annexure Name
1.	EC Copy
2.	Google Location
3.	Project layout
4.	Debris NOC
5.	Solid waste management details
6.	Water budget, Sewage Generation and Treatment Details
7.	Landscape details
8.	Monitoring Reports
9.	Undertaking for Low flow fixture devices and sensors
10.	Energy saving calculation
11.	Tree NOC letter and plan
12.	PUC Certificate
13.	RMC Purchase Order
14.	Parking Statement & Plans
15.	Electric Charging Point
16.	Environment Management Cell
17.	Newspaper Advertisement
18.	Consent to Establish Copy
19.	Photos of Hygiene and Sanitization Measures for Workers
20.	IOA approval
21.	Two wheeler parking plans
22.	Basement Dewatering Plan
23.	Undertaking for ECBC Compliance
24.	Acknowledgement of EC letter submitted to local body and NGO
25.	Environment Statement

Annexure 1: Environment Clearance Copy

ENVIRONMENTAL CLEARANCE	 Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Maharashtra)																		
PARIVESH <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	<p>To,</p> <p>The Managing Director M/S. IM BUILDCON PVT. LTD. 618, Corporate Avenue, Sonawala Lane, Goregoan, Mumbai -400063</p> <p>Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding</p> <p>Sir/Madam,</p> <p>This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/219962/2021 dated 14 Jul 2021. The particulars of the environmental clearance granted to the project are as below.</p> <table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC22B038MH110509</td> </tr> <tr> <td>2. File No.</td> <td>SIA/MH/MIS/219962/2021</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B2</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>8(a) Building and Construction projects</td> </tr> <tr> <td>6. Name of Project</td> <td>Residential cum Commercial redevelopment known as "Applaud 38" located at Plot bearing CTS no. 18(pt), 36A/1(pt); 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>M/S. IM BUILDCON PVT. LTD.</td> </tr> <tr> <td>8. Location of Project</td> <td>Maharashtra</td> </tr> <tr> <td>9. TOR Date</td> <td>N/A</td> </tr> </table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p style="text-align: right;">(e-signed) Manisha Patankar Mhaiskar Member Secretary SEIAA - (Maharashtra)</p> <p>Date: 10/01/2022</p> <p><i>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.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC22B038MH110509	2. File No.	SIA/MH/MIS/219962/2021	3. Project Type	New	4. Category	B2	5. Project/Activity including Schedule No.	8(a) Building and Construction projects	6. Name of Project	Residential cum Commercial redevelopment known as "Applaud 38" located at Plot bearing CTS no. 18(pt), 36A/1(pt); 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon	7. Name of Company/Organization	M/S. IM BUILDCON PVT. LTD.	8. Location of Project	Maharashtra	9. TOR Date	N/A
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Annexure 1: Environment Clearance Copy

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. IM Buildcon Pvt. Ltd.,
CTS no. 18(pt), 36A/1(pt), 36A/2(pt),
38A & 62 A/7, Village- Dindoshi,
Taluka- Malad, Mukadam compound,
Sahakarwadi, G.M. Link Road,
P South ward of MCGM,
Goregaon- East, Mumbai.

Subject : Environmental Clearance for Proposed Residential cum Commercial redevelopment at Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon-East, Mumbai by M/s. IM Buildcon Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/219962/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 156th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 234th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
		Particulars	Details (m ²)
1	Area Details	Plot Area (sq. m.)	4,106.120
		FSI Area (sq. m.)	22,083.98
		Non-FSI (sq. m.)	19,982
		Proposed built-up area (FSI + Non FSI) (sq. m.)	42,065.98
2	Building Configuration	Sale - B+Gr+Upper ground + 3 podiums+4 th floor to 38 th Height – 119.95 m Rehab - Ground+1st to 5th Commercial floors + 6 th to 22 nd Height – 69.40 m	
3	No. of Tenements & Shops	Sale – 201 Flats, 8 Shops Rehab – 160 Flats, 108 Shops	
4	Total Population (Nos.)	2111	

Annexure 1: Environment Clearance Copy

5	Total Water Requirements (CMD)	239 m ³ /day										
6	Sewage Generation (CMD)	190 m ³ /day										
7	STP Capacity & Technology	STP (Sale) – 110 KLD STP (Rehab) – 90 KLD MBBR Technology										
8	STP Location	Basement 1										
9	Total Solid Waste Quantities	Wet Waste - 1221 Kg/Day, Dry Waste – 523 Kg/Day Total Solid Waste – 1744 Kg/day										
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20	EMP Cost	Construction Phase – 29.05 Lakhs Operation Phase – 405.02 Lakhs										
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)										

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 234th (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

Annexure 1: Environment Clearance Copy

2. PP to reduce the discharge of treated water up to 35% into sewer line.
3. PP to provide adequate 2-wheeler parking for Sale & Rehab building.
4. PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures in operation phase; PP to provide mobile toilets for workers in construction phase & accordingly revise construction & operation phase EMP.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 21568.37 m², Non-FSI- 14367.92 m², Total BUA- 35936.29 m². (Plan approval-Rehab - SRA ENG/3343/PS/STGL/AP dated 21st May 2019, Sale - PS/STGOVT/0011/20120332/AP/S dated 23rd August, 2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

Annexure 1: Environment Clearance Copy

- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an

Annexure 1: Environment Clearance Copy

independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

Annexure 1: Environment Clearance Copy

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

Annexure 1: Environment Clearance Copy

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.

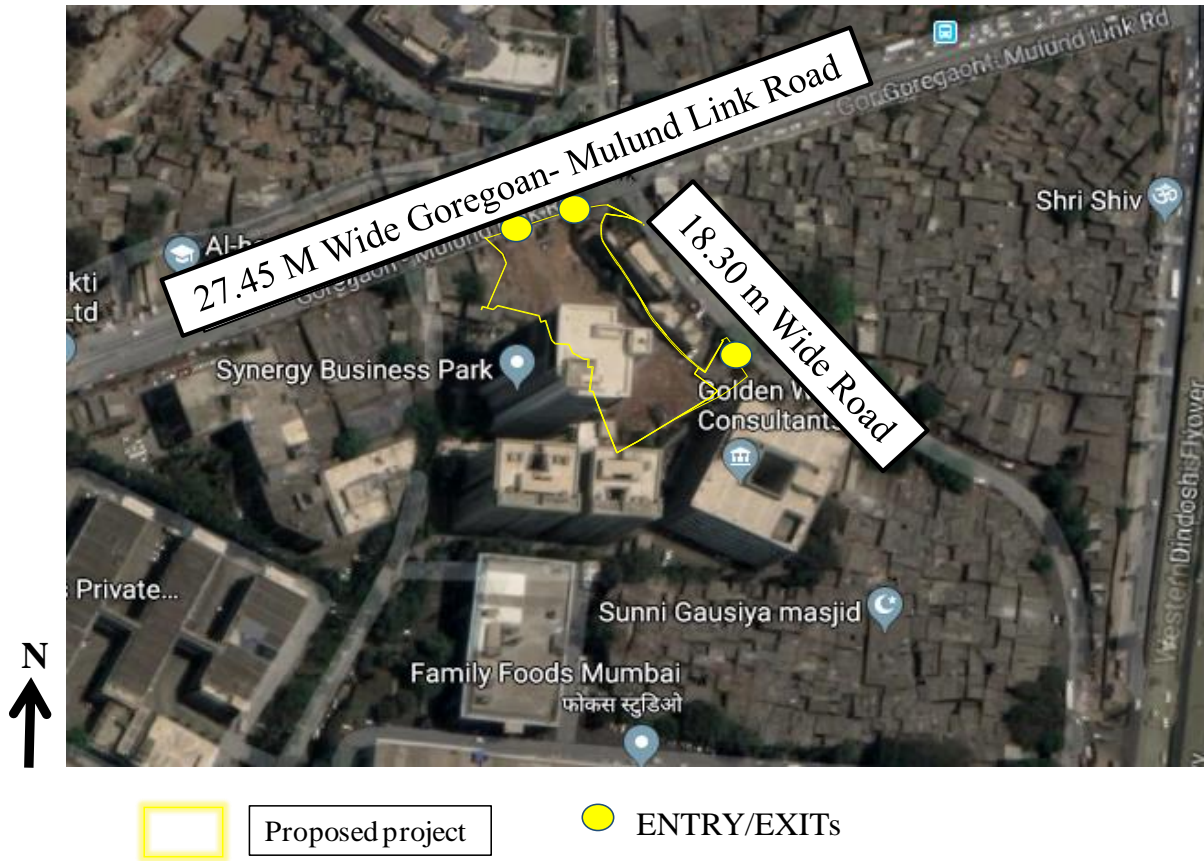
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaskar
(Member Secretary, SEIAA)

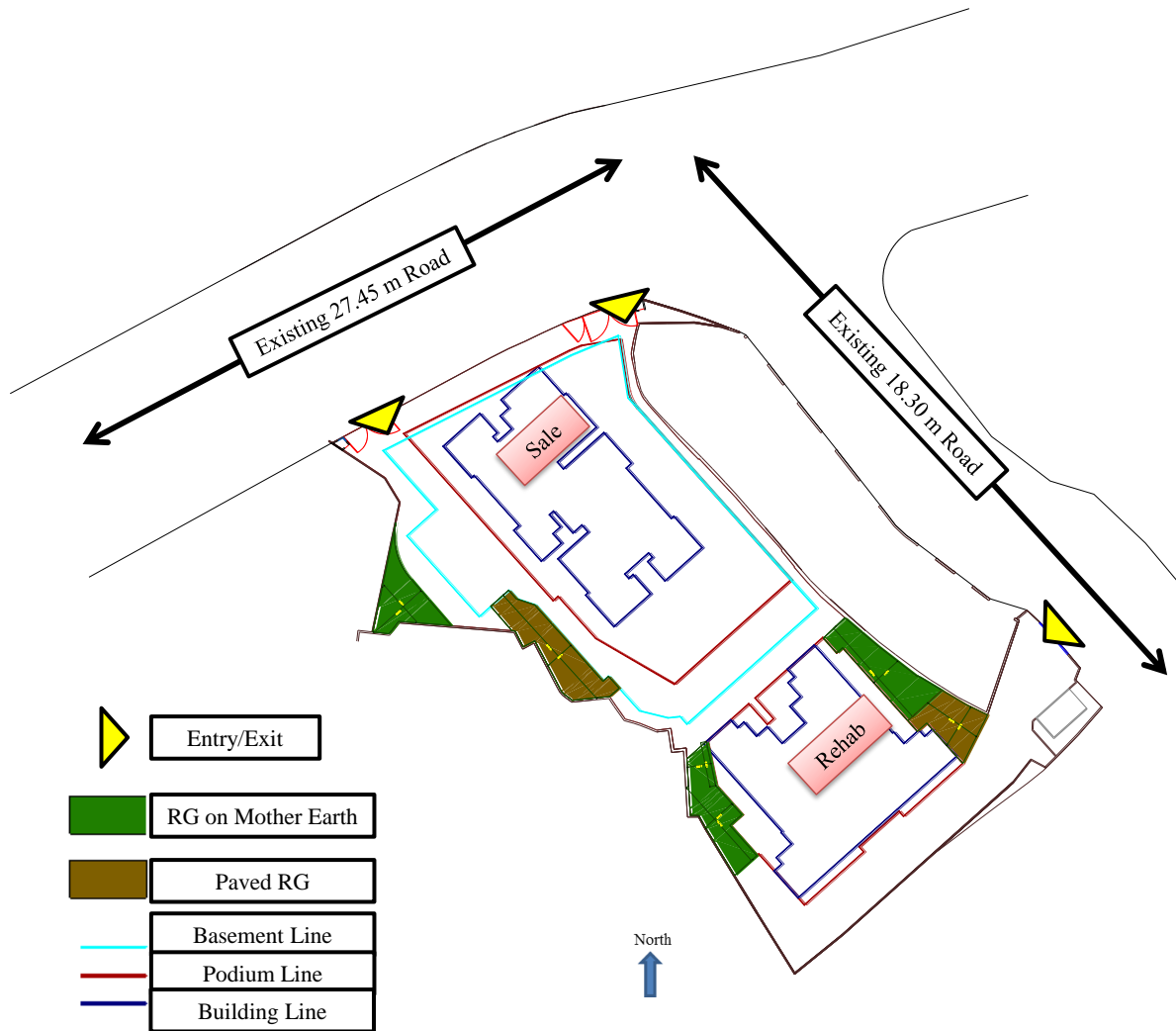
Copy to:

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


Annexure 2: Google Location



Annexure 3: Project Layout



Annexure 4: Debris NOC


MUNICIPAL CORPORATION OF GREATER MUMBAI
(SOLID WASTE MANAGEMENT DEPARTMENT)

U. No. E. E/SWM/3170 /Z-VII/DT Dt. 09 JAN 2020

Office of the:-
Executive Engineer, SWM Zone – IV,
Ashiyana bldg. 1st floor
Shantilal Modi road,
Opp. Prakash college,
Kandivali (W), Mumbai – 400 067.

To,
M/s. IM Buildcon Pvt. Ltd.,
618, 6th Floor, The Corporate Avenue,
Sonawala Lane, Goregaon (E),
Mumbai-400 063.

Subject: Approval to Construction and Demolition Waste Management Plan for Proposed CTS No. 18 (pt.), 38A & 62 A/7 of village Dindoshi, Taluka Borivali District Mumbai Suburban.

Reference: 1) Your application Dt. 03.01.2020 received in this office on 06.01.2020.
2) Site Inspection Report u/no. PS/130/AE/SWM/C&D dtd. 06.01.2020.
3) I.O.A u/no. SRA/ENG/3343/PS/STGL/AP dtd. 21.05.2019.
4) Excavation Permission u/no. AC/DESK-IV/MNL/SR-506/2019-20 dtd. 03.01.2020.
5) Undertaking duly signed & stamped & notarized on Rs. 200/- stamp papers.
Dt. 03.01.2020.
6) Transportation Agency M/s. Laxmi Enterprises. (list attached)
7) Dy. Ch. Eng. (SWM) Op's concurrence dtd. 09.01.2020.

With reference to your application, the Construction and Demolition Waste Management Plan submitted by you has been approved as per "Construction and Demolition Waste Management Rules 2016" and you are allowed to transport Construction and Demolition Waste from Construction site to the unloading site subject to following terms & conditions.

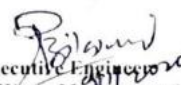
1. This approval is subject to the orders given by Hon. Supreme Court u/no. SLP (Civil) No. D23708/2017 dt. 15.03.2018.
2. You shall handle & transport Construction and Demolition Waste / Excavation Material to the extent of 2100Brass X 2.83=5943Cu. Mtr. Only to unloading site at **Construction of 8 laning of existing 4 lane NH3 (New NH-848) Vadape to Thane from km 539.202 to km 563.00 on hybrid annuity mode.**
3. You shall ensure that proper barricading and enclosure are provided at construction site to avoid escape of fugitive dust into the atmosphere, as well as its deposits to spread on street / footpaths / drains etc. as per the condition of IOB / LOA, etc. issued by the planning authorities. The generated Construction and Demolition Waste shall be stored properly till its utilization at site and must be deposited on roads or footpath.
4. In the event for any reason whatsoever, the consent given by the disposal site Owner/Authority is revoked or the time limit for disposal site has been expired, in such case, the developer shall stop the transportation activities. The developer shall submit revised debris management plan along with required valid documents for revalidation of existing debris management plan.

Page No.1

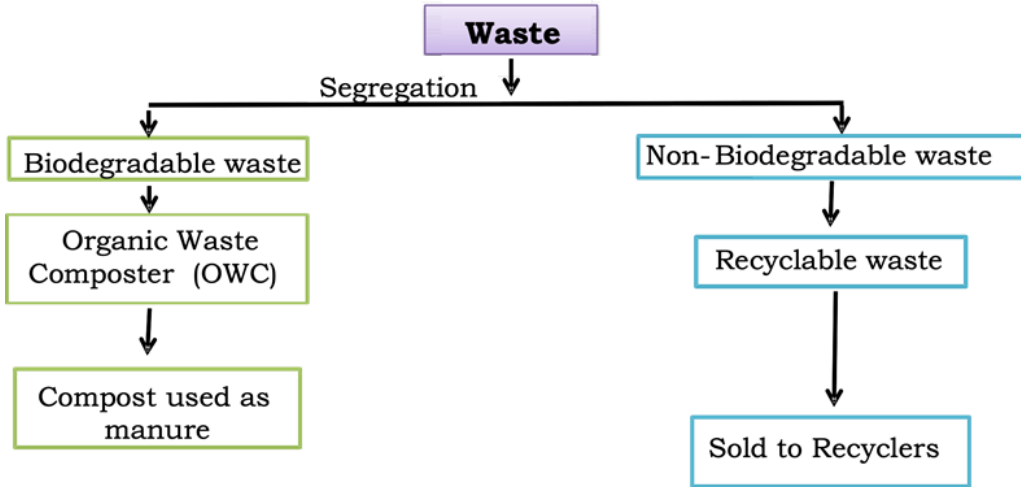
(SWM C&D Permission)

Annexure 4: Debris NOC

5. The deployed vehicles shall abide all the R.T.O rules and regulations. You shall ensure that the vehicle should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape/ fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
6. The copy of approved Construction and Demolition Waste Management Plan shall be accompanied with each and every vehicle under this approval. The developer shall issue the proper challan for each and every trip of vehicles and that shall be acknowledged by the authority of unloading site. The developer shall maintain record of C & D material transported and shall make it available to MCGM or Monitoring Committee.
7. The approval is granted presuming that the papers submitted by the Applicants Owners are genuine & for any dispute arising out of documents submitted by applicant POA / Occupant / Owner will be held responsible for fraudulent practices the owner / applicant shall be liable for action as per rules.
8. This approval is not valid for the areas covered with Mangroves & CRZ contravention of this clause will attract prosecution under the Environment Protection Act & other relevant Acts.
10. The approval granted hereto does not absolve the other approvals required from the other department of MCGM OR Government Authorities.
11. In case of disputes, court matters etc. related to the subject site/land/property, this approval cannot be treated as a valid proof
12. Violation of any condition stated above will attract the action as per the prevailing Construction & Demolition Waste Management Rules, 2016 & MCGM may revoke this approval without assigning any reason thereto.
13. This approval is not permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for transportation of Construction & Demolition Waste for filling & leveling at designated unloading site.
14. This approval is valid up to 02.04.2020.


 Executive Engineer
 (Solid Waste Management)
 Zone-IV

Annexure 5: Details of SWM



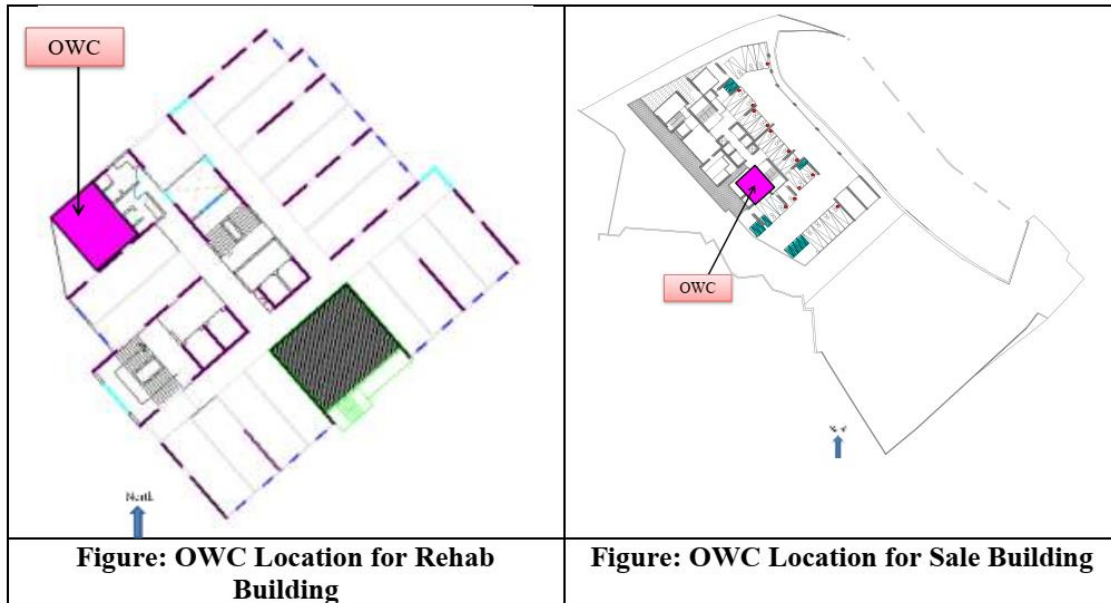
OWC DETAILS

Solid Waste Generation Details

Solid Waste generation details

Type	Rehab	Sale	Total
Wet waste	304 Kg/Day	917 Kg/Day	1221 Kg/day
Dry waste	130 Kg/Day	393 Kg/Day	523 Kg/day
Total solid waste	434 Kg/Day	1310 Kg/day	1744 Kg/day

Location of SWM Units for Composting



Location: 1st Podium (Rehab) & 3rd Podium (Sale)

OWC Layout and Details

AJRehab Building

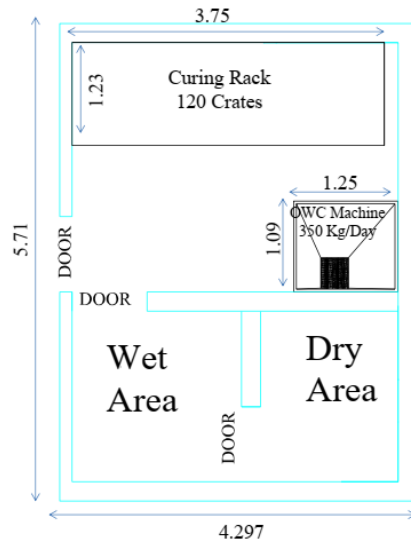


Figure: OWC Layout for Rehab Building

1 OWC Machine of 350 Kg/Day for Rehab is proposed.

OWC Details For Rehab

Particulars	Details
OWC Machine Proposed	350 Kg/Day
Curing Rack Proposed	1 Curing Rack of 120 Crates
Capacity of 1 Crate	30 Kg/Day
Capacity of 1 Curing Rack	3600 Kg/Day
Waste Generated Per Day	304 Kg/Day

Curing Racks have been thus designed to have 12-14 days of storage.

Bj Sale Building

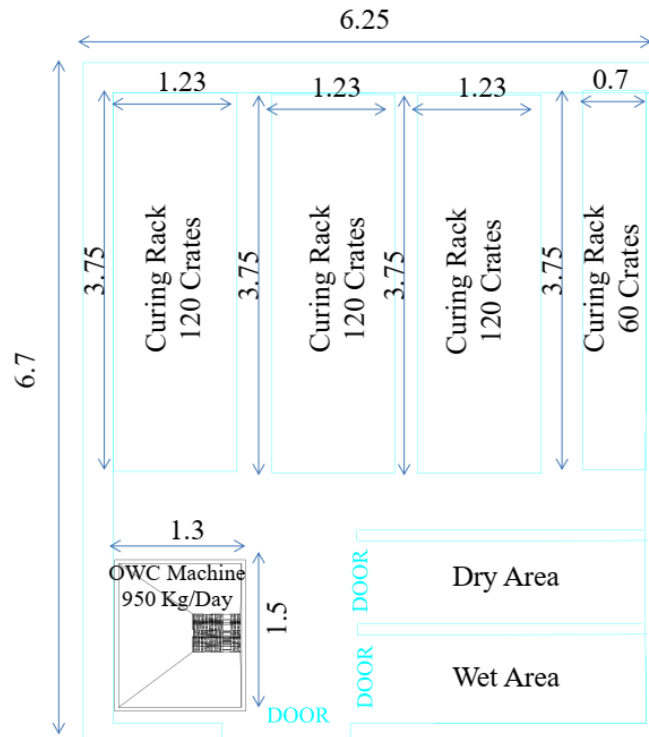


Figure: OWC Layout for Sale Building

1 OWC Machine of 950 Kg/Day for Rehab is proposed.

OWC Details For Rehab

Particulars	Details
OWC Machine Proposed	950 Kg/Day
Curing Rack Proposed	3 Curing Racks of 120 Crates 1 Curing Rack of 60 Crates
Capacity of 1 Crate	30 Kg/Day
Total Capacity of Curing Rack	12600 Kg/Day
Waste Generated Per Day	917 Kg/Day

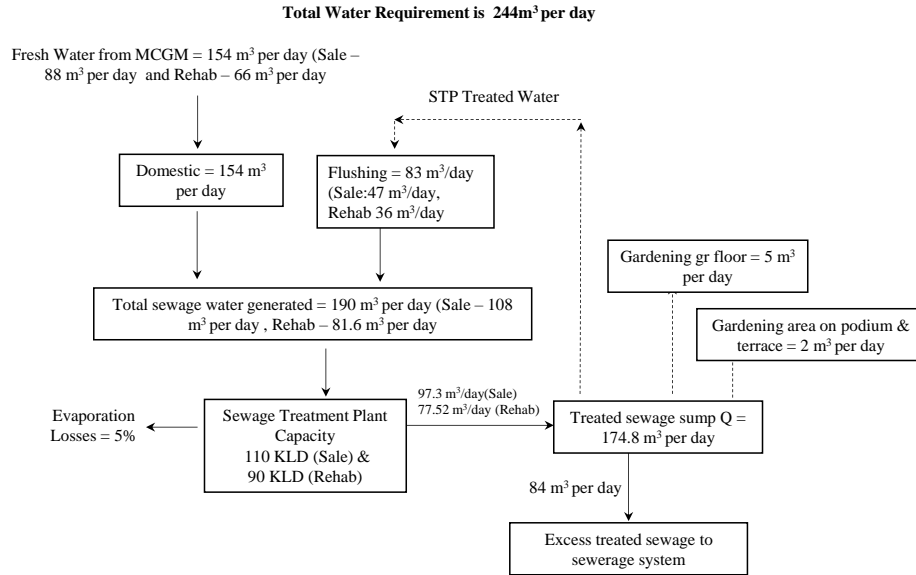
Curing Racks have been thus designed to have 12-14 days of storage.

Annexure 6: Water Budget, Sewage Generation and Treatment details**Sewage water generation details**

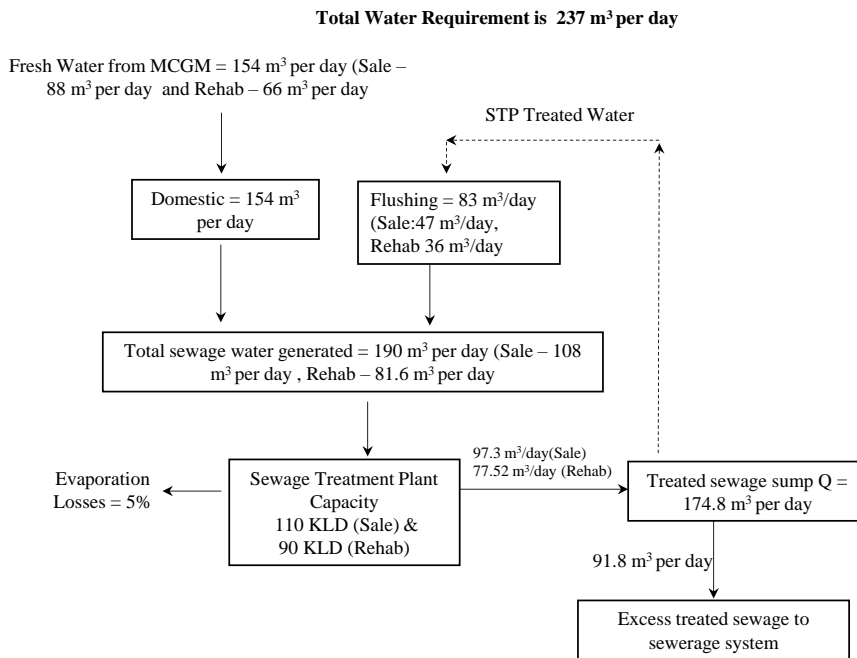
Particulars	Project
Total water requirement	244 m ³ /day (Sale – 141 m ³ per day, Rehab – 103 m ³ per day)
Domestic Water Requirement	154 KLD
Flushing Water Requirement	83 KLD
Gardening Water Requirement	7 KLD
Sewage generation	190 m ³ /day (Sale - 108 KLD, Rehab - 82 KLD)
STP capacity	STP (Sale) – 110 KLD STP (Rehab) – 90 KLD MBBR Technology shall be used for type of STP
STP Location	Basement 1 with natural ventilation from Ground Level.
STP area	STP (Sale) – 53 Sq.m STP (Rehab) – 140 Sq.m
Amount of Water Recycled and Reuse	Flushing: 83 KLD + Gardening: 7 KLD (Total: 90 KLD)
Amount of water being released into public sewer	84 KLD
% of water being released into public sewer	34.4 %

Water Balance Diagram

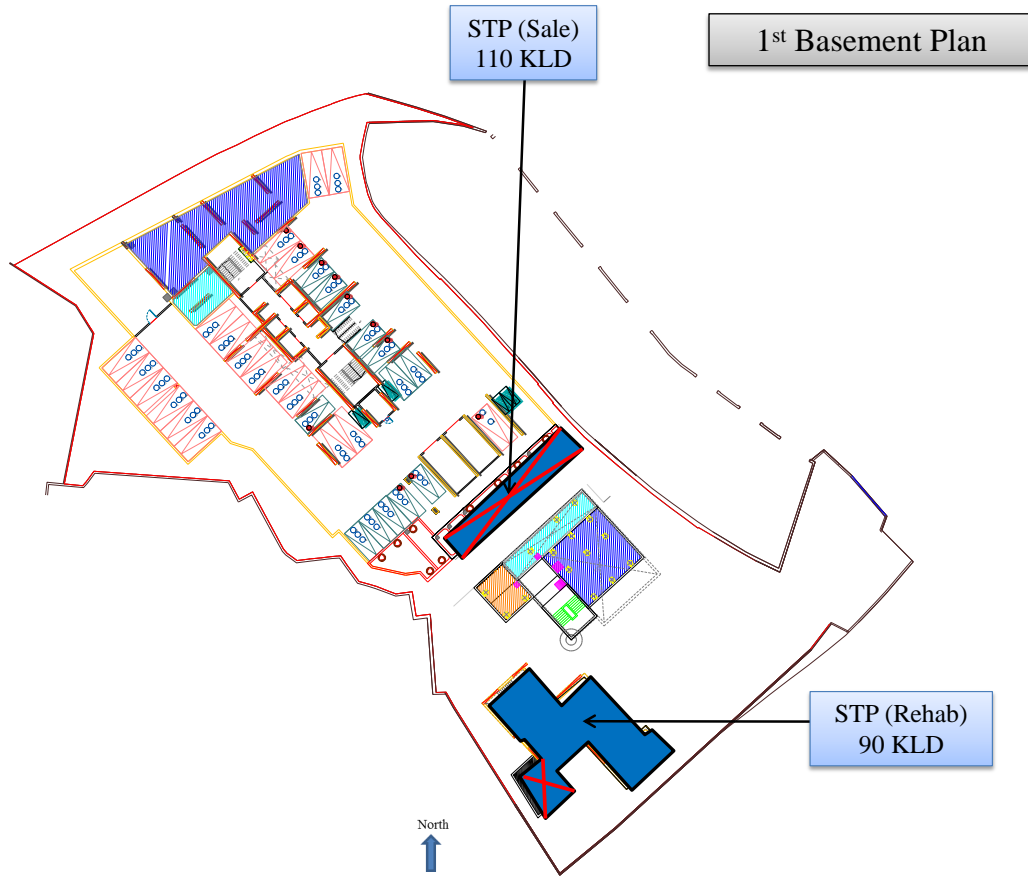
WATER BUDGET – DRY SEASON



WATER BUDGET – WET SEASON

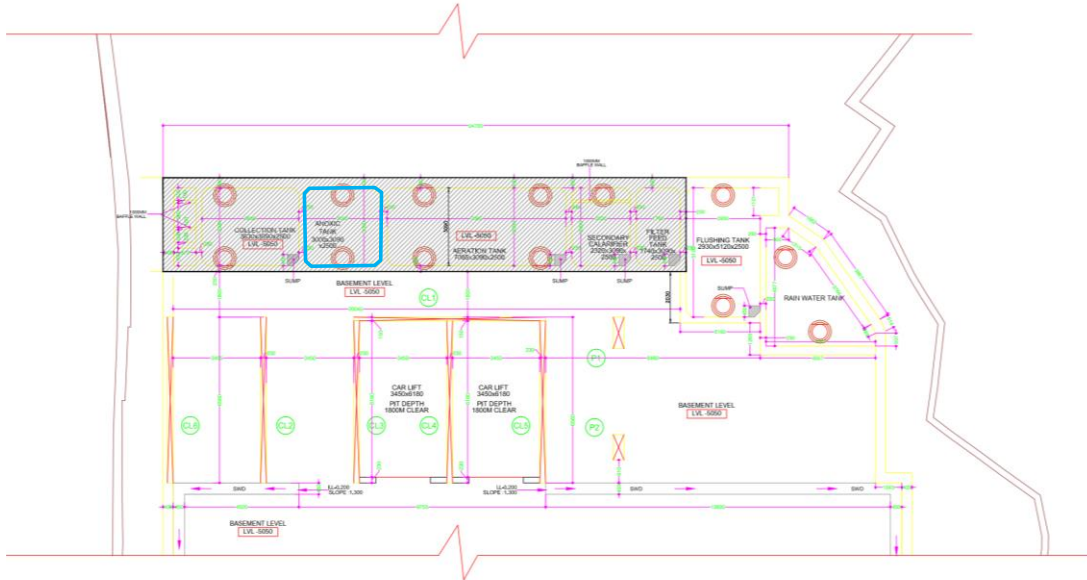


Location of STP



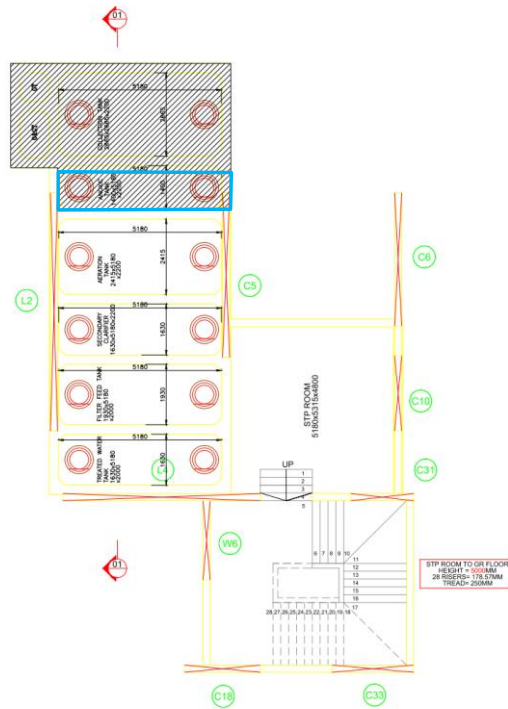
STP VENDOR LAYOUT AND PLAN

STP FOR SALE



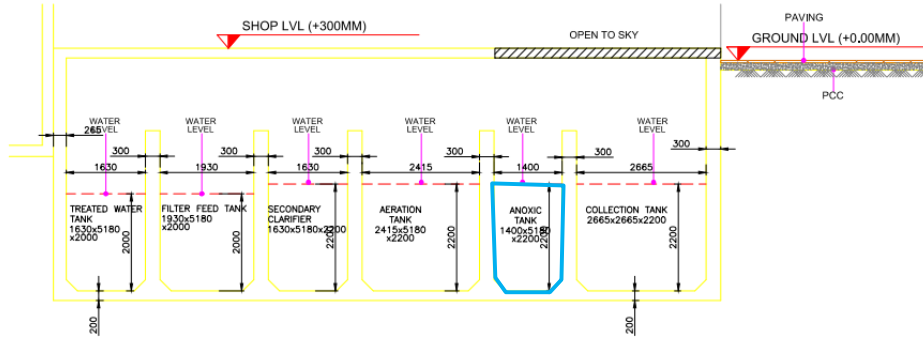
STP VENDOR LAYOUT AND PLAN

STP FOR REHAB

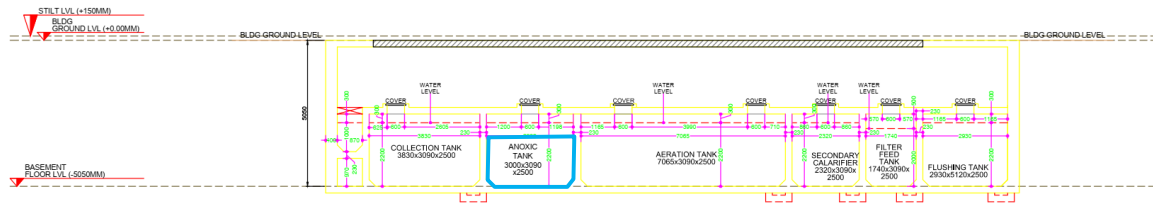


STP SECTION

Rehab

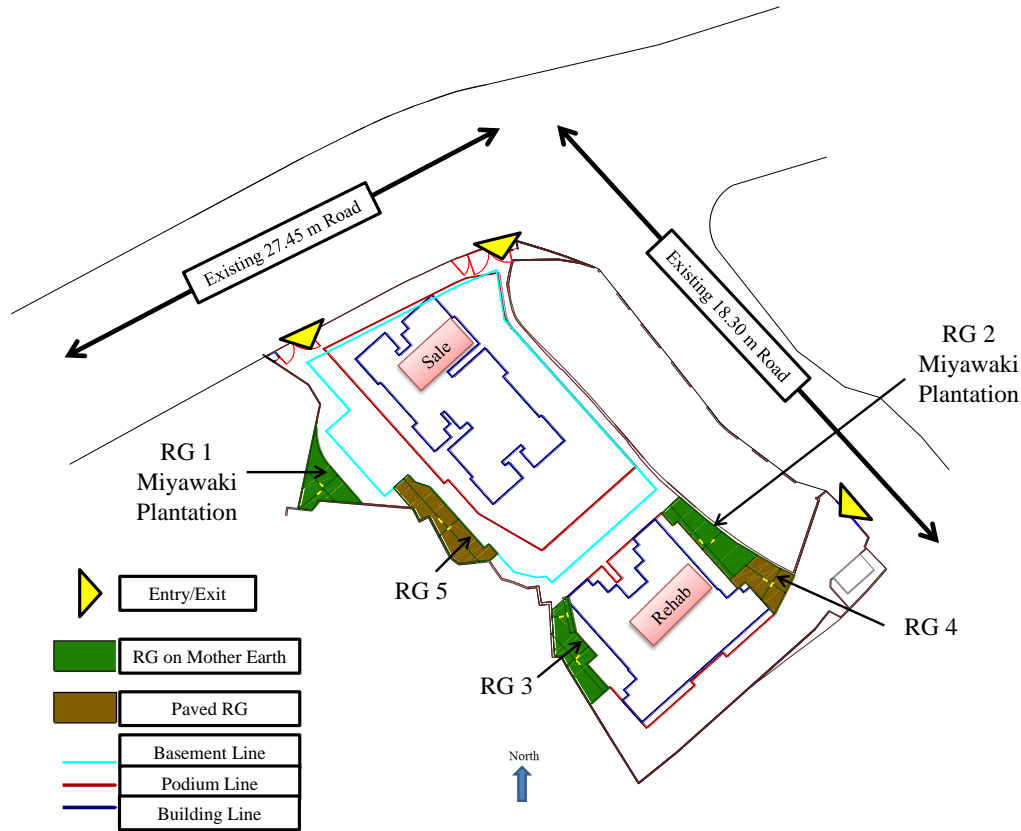


Sale



Annexure 7: Landscape details

RG Plan - Ground



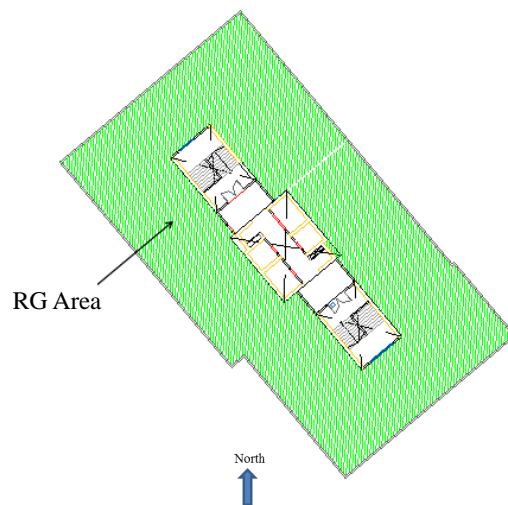
Particulars	Details
Total Plot Area	4,106.120 Sq.m
Deductions	105.533 Sq.m
Net plot area	4,000.587 Sq.m
% of RG as per DC Regulation	8% of Net plot Area
RG Requirement	320.08 Sq.m
RG Area Proposed	1,104.36 Sq.m

Ground RG – Total	206.26 Sq.m (Green) 141.10 Sq.m (Paved) Total – 347.36 Sq.m
3 rd Podium RG Total	111.62 Sq.m
Terrace RG Total	645.37 Sq.m

RG Plan – 3rd Podium



RG Plan - Terrace



Plantation Details

Sr. No.	Name of trees	No of trees
RG 1: Miyawaki Plantation		
1.	<i>Tamarindus indica</i>	7
2.	<i>Azadirachta indica</i>	5
3.	<i>Syzygium cumini</i>	6
4.	<i>Mangifera indica</i>	6
5.	<i>Lagerstroemia speciose</i>	2
6.	<i>Artocarpus heterophyllus</i>	5
7.	<i>Neolamarckia cadamba</i>	4
Total		35
RG 2: Miyawaki Plantation		
8.	<i>Mimusops elengi</i>	5
9.	<i>Nyctanthes arbor-tristis</i> Linn	6
10.	<i>Pongamia pinnata</i>	7
11.	<i>Phyllanthus emblica</i>	5
12.	<i>Ficus racemosa</i>	5
13.	<i>Madhuka longifolia</i>	6
14.	<i>Saraca indica</i>	5
15.	<i>Bauhinia variegata</i>	2
Total		41
Live Fencing		
16.	<i>Saraca Asoka</i>	8
17.	<i>Delonix regia</i>	2
Total no. of trees		86
Other Flora		
1	<i>Cocus nucifera</i>	8
2	<i>Bambusa arundinaceae</i>	128
Total no. of Additional Flora		136



Annexure 8: Monitoring Report



- Food, Environmental & Microbiological Analysis
- Corporate Training
- Research
- Product Development
- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 14001 : 2015
- ISO 45001 : 2018

TEST REPORT			
			Reporting Date: 31/05/2023
Sample / Report No.	URL/NS/23-24/05/W/359		
Name of Customer	Enviro Policy Research India Pvt. Ltd.		
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604		
Nature Of Sample	Water		
Sample declaration as provided by customer:			
Name of Sample	Ground water		
Sample Collected by / Date	Laboratory -26/05/2023	Sample Condition	26/05/2023
Sample Quantity	2 Lit	Sample Received On	26/05/2023
Sample Container	Plastic Can	Start of Analysis	29/05/2023
Limits of Reference	NA		
Parameters	Location		Method
	Project Site Located at Goregaon, Mumbai		
Electrical Conductivity	294	µmho/ cm	APHA 2510 B 23 rd Ed. 2017
Colour	4.0	Hazen	IS 3025 (Part 4):2021
pH at 25 °C	7.3	-	APHA 4500 ⁺ -HB 23 rd Ed. 2017
Nitrate as NO3	15	mg/l	APHA 4500 NO3-B 23rd Ed.2017
Nitrite as NO2	ND	mg/l	IS 3025 (Part 34)1988: RA:2019
Phosphorous as Phosphate	2.5	mg/l	URL/LAB/SOP/FOOD/006
Potassium	24	mg/l	URL/LAB/SOP/FOOD/006
Calcium	22	mg/l	IS 3025 (Part40):1991
Magnesium	17	mg/l	IS 3025 (Part 46):1994
Carbonate	25	mg/l	IS 3025 (Part 23):1986
Bicarbonate	20	mg/l	IS 3025 (Part 23)
Total Hardness as CaCO3	94	mg/l	IS 3025 (Part 21): 2009
Total Alkalinity as CaCO3	113	mg/l	IS 3025 (Part 23):1986
Chloride as Cl	14	mg/l	IS 3025 (Part 32): 1988
Sulphate as SO4	19	mg/l	APHA 4500 SO ₄ ²⁻ E 23 rd Ed.
Chemical Oxygen Demand	13	mg/l	IS 3025 (Part 58):2006
Fluoride	0.8	mg/l	APHA 4500-F-D 23rd Ed.2017
Boron	0.3	mg/l	URL/LAB/SOP/FOOD/006
Total Dissolved Solids	197	mg/l	IS 3025 (Part16):1984
Total Suspended Solid	15.2	mg/l	IS 3025 (Part 17)-2017
Note:NA- Not Applicable, NS- Not Specified, BDL- Below Detection Limit.			

Mr. Nandkishor Gaidhani
 (Director)
 Authorized Signatory

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Page 1 of 1

- End of Report -

Umwelt Research Lab Private Limited CIN: U74999PN2017PTC172570
 Address: Plot No. 20 (Part), D-III Block, Balaji Chowk, MIDC, Chinchwad, Pune 411019, Maharashtra, India
 Contact: +91 8600 100 350, +91 8600 100 360 Email: info@umweltlab.com, Website: www.umweltlab.com

Annexure 8: Monitoring Report



- Food, Environmental & Microbiological Analysis
- Corporate Training
- Research
- Product Development
- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 14001 : 2015
- ISO 45001 : 2018

TEST REPORT				
			Reporting Date: 31/05/2023	
Sample / Report No.	URL/NS/23-24/05/S/358			
Name of Customer	Enviro Policy Research India Pvt. Ltd.			
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604			
Nature of Sample	Soil			
Sample declaration as provided by customer:				
Name of Sample	Soil			
Sample Collected by / Date	Laboratory/26/05/2023	Sample Received On	26/05/2023	
Sample Quantity	1 kg	Start of Analysis	26/05/2023	
Sample Container	Plastic Bag	End of Analysis	29/05/2023	
Limits of Reference	NA			
Parameters	Location		Units	Method
	Project Site Located at Goregaon, Mumbai			
pH of 10% Solution	7.0		-	IS 2720 (Part 26):1987
Colour	Brown		-	Visual Observation
Texture	Loamy		-	URL/LAB/SOP/06
Electrical Conductivity EC	274		µS/cm	IS 14767:2000
Bulk Density	1.32		Kg/m ³	URL/LAB/SOP/08
Organic Content	1.27		%	IS 2720 (Part 22):1972
Water Holding Capacity	49.2		%	URL/LAB/SOP/07
Calcium as Ca	24		mg/100 gm	EPA 3050 B
Chloride as Cl	13		mg/100 gm	URL/LAB/SOP/04
Magnesium as Mg	12		mg/100 gm	EPA 3050 B
Potassium as K	25		mg/kg	EPA 3050 B
Sodium as Na	38		mg/kg	EPA 3050 B
Sulphate as SO ₄	12.9		mg/100 gm	URL/LAB/SOP/05
Copper as Cu	11.4		mg/kg	EPA 3050B
Lead as Pb	<2		mg/kg	EPA 3050B
Zinc as Zn	148		mg/kg	EPA 3050B
Total Kjeldahl Nitrogen as N	0.96		%	IS14684:1999
Total Phosphate as PO ₄	10		mg/100gm	EPA 3050 B
Iron as Fe	191		mg/kg	EPA 3050 B
Note: NA- Not Applicable, NS- Not Specified.				



Mr. Nandkishor Gaidhani
 (Director)
 Authorized Signatory


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 - End of Report -

Umwelt Research Lab Private Limited | CIN: U74999PN2017PTC172570
 Address: Plot No. 20 (Part), D-III Block, Balaji Chowk, MIDC, Chinchwad, Pune 411019, Maharashtra, India
 Contact: +91 8600 100 350, +91 8600 100 360 | Email: info@umweltlab.com, Website: www.umweltlab.com

Annexure 8: Monitoring Report



- Food, Environmental & Microbiological Analysis
- Corporate Training
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- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 14001 : 2015
- ISO 45001 : 2018

TEST REPORT					
					Reporting Date: 31/05/2023
Sample / Report No.	URL/NS/23-24/05/A/356				
Name of Customer	Enviro Policy Research India Pvt. Ltd.				
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604				
Name Of Location	Project Site Located at Goregaon, Mumbai				
Monitoring For	Ambient Air				
Sample Drawn by / Date	Laboratory / 26/05/2023				
Parameters	PM ₁₀ (µg/m ³)	CO (mg/m ³)	NO _x (µg/m ³)	PM _{2.5} (µg/m ³)	SO ₂ (µg/m ³)
Method	IS 5182 (Part 23)	IS 5182 (Part 10)	IS 5182 (Part 6)	IS 5182 (Part 23)	IS 5182 (Part 2)
Result	71.8	0.28	21.3	33.4	13.2
 Mr. Nandkishor Gaidhani (Director) Authorized Signatory					

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page 1 of 1

-End of Report-

Annexure 8: Monitoring Report



- Food, Environmental & Microbiological Analysis
- Corporate Training
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- MoEF - CC
- ISO/IEC 17025 : 2017
- ISO 9001 : 2015
- ISO 14001 : 2015
- ISO 45001 : 2018

TEST REPORT	
Reporting Date: 31/05/2023	
Sample / Report No.	URL/NS/23-24/05/A/357
Name of Customer	Enviro Policy Research India Pvt. Ltd.
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604
Monitoring For	Ambient Noise
Sample Drawn by / Date	Laboratory/ 26/05/2023
Location	Project Site at Goregaon, Mumbai
Day Time Average (dB)	63.7
Night Time Average (dB)	45
 Mr. Nandkishor Gaidhani (Director) Authorized Signatory	

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Annexure 9: Undertaking for Low flow fixture devices and sensors

TO WHOMSOEVER IT MAY CONCERN

We, M/s. IM Buildcon Pvt. Ltd., have proposed “Applaud 38” Proposed Residential and Commercial redevelopment at Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon- East, Mumbai- 400063

We, hereby state that the proposed project located at Mumbai will be making use of Low Flow fixture devices and sensors as water conservation measures in operation phase. Also we hereby state that during construction phase, we would provide mobile toilets for workers on site.

Thanking you,

Yours Faithfully,

M/s. IM Buildcon Pvt. Ltd.

[Signature]
Director



IM BUILDCON PVT. LTD. ☉ Realty & Infra ☉ Education ☉ Hospitality

809-811, 8th Floor, The Corporate Avenue,
Sonawala Lane, Goregaon (East), Mumbai-400 063.

T : +91-22-26856161
+91-22-26866161
+91-22-49698086

E : info@imbuildcon.in
w : www.imbuildcon.in

Annexure 10: Energy Saving Calculations

Energy Management

- Source – Adani
Connected Load: 2110 KW (Rehab) and 3865 KW (Sale)
Demand Load:, 856 KW (Rehab) and 1119 (Sale)
- Energy savings through conventional energy savings systems – 18.6%
Energy savings through renewable energy savings systems – 5.4%
- It will be provided for common area lighting, street lighting, garden and corridor lighting

Energy Saving Calculations

Sr No	Description Of Loads	Conventional Method		By Adopting Energy Saving Method		Total Saving Kwh/Day	Total Saving In%
		Kwh Per Day	Kwh Per Year	Kwh Per Day	Kwh Per Year		
A	External Area Lighting Load	27	9855	0	0	27	1
	Energy Conservation Method	45 Nos 50 W External Lights For 12 Hrs		45 Nos 50 W External Lights With Standalone Solar Panel			
B	Common Area Lighting Load	864	315360	432	157680	432	0.5
	Total Tube Light Fixture 2000nos	(2000nos*36w*12hrs)		(2000nos*18w*12hrs)			
	Energy Conservation Method	Normal 36w Tube Light		Led Light			
C	Lifts Rehab + Sale	222.75	81303.75	189.3375	69108.1875	33.4125	0.15
	4 + 5nos Lifts & Total Load	(9*11kw*2.25hrs)		85% Consumption			
	Energy Conservation Method	Motor Without Vfd		Motor With Vfd			
D	Energy Generation By Solar Pv Cells			162	59130	162	1
	14 + 22 Kwh Solar Power Generation Plant On Rehab + Sale Bldg. Terrace			(14 + 22 Total 36 Kwh * 4.5 Per Day Yield Per Kw)			
	Energy Conservation Method			Solar Power Plant Connected To Grid			
Total Consumption		1113.75	406518.75	783.33	285918.18	654.41	
Total Kw Of Rehab+Sale Building Per Day Load =			3519.73				
Total Kw Saving Per Day =			654.41				
Saving Against Total Rehab+Sale Load =			18.6%				
Total Kw Of Rehab+Sale Building Per Day Load =			3519.73				
Total Kw Of Saving Per Day With Solar =			189				
Saving Against Total Rehab+Sale Load =			5.4%				

SOLAR CALCULATIONS

APPROX SOLAR POWER GENERATION & SAVINGS CALCULATIONS			
	REHAB	SALE	
TOTAL POWER PLANT PROPOSED TO INSTALL FOR COMMON AREA ELECTRICAL LOAD. 2% OF MD AS PER GUIDELINES	22.00	14.00	KWh
YIELD PER DAY PER KWH PLANT APPROX.	4.50	4.50	KWh
TOTAL NO OF PANELS PROPOSED	46.00	30.00	Nos
AREA OF THE TERRACE	473.00	559.00	SQMTR
TOTAL AREA REQUIRED FOR THE PANELS INCLUDING MOVEMENT	264.00	122.00	SQMTR
% AREA USED FOR SOLAR PANELS	55.81	21.82	%
TOTAL POWER GENERATED PER DAY(Approx)	99.00	63.00	KWh
TOTAL POWER GENERATED PER YEAR(Approx)	36135.00	22995.00	KWh

CONSERVATION STATEMENT – SOLAR

TOTAL KW OF REHAB+SALE BUILDING PER DAY LOAD =	3519.73
TOTAL KW SAVING PER DAY =	654.41
SAVING AGAINST TOTAL REHAB+SALE LOAD =	18.6%
TOTAL KW OF REHAB+SALE BUILDING PER DAY LOAD =	3519.73
TOTAL KW OF SAVING PER DAY WITH SOLAR =	189.00
SAVING AGAINST TOTAL REHAB+SALE LOAD =	5.4%
TOTAL KW OF REHAB+SALE BUILDING PER DAY LOAD =	3519.73
TOTAL KW OF SAVING PER DAY WITH SOLAR PV CELLS =	189.00
SAVING AGAINST TOTAL REHAB+SALE LOAD =	5.4%

Annexure 11: Tree NOC letter and plan

**MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY**

Office of the Dy Supdt.of Gardens (Z -IV)
KW ward Office Building, 3rd floor,
Paliram Marg, Andheri, (W), Mumbai- 58.
No. : DYSG/Z-IV/ 439 /TA
Date : 26 / 08 /2016.

Sub : Proposed Slum Rehabilitation on plot bearing CTS No.18 (pt) ,38/A
& Amalgamation of Non-Slum plot bearing CTS No.62-A/7 of village
Dindoshi , Talukla Malad , Mumbai.

Ref : Application from M/s.Prism Architech's Dated 03.08.2016

With reference to above, M/s.Prism Architech's has submitted application regarding
Proposed Slum Rehabilitation on plot bearing CTS No.18 (pt) ,38/A & Amalgamation of
Non-Slum plot bearing CTS No. 62-A/7 of village Dindoshi , Talukla Malad , Mumbai

As per plan submitted by applicant, it seems that there are **Nil nos.** of trees existing on
site which are not coming in the proposed construction works.

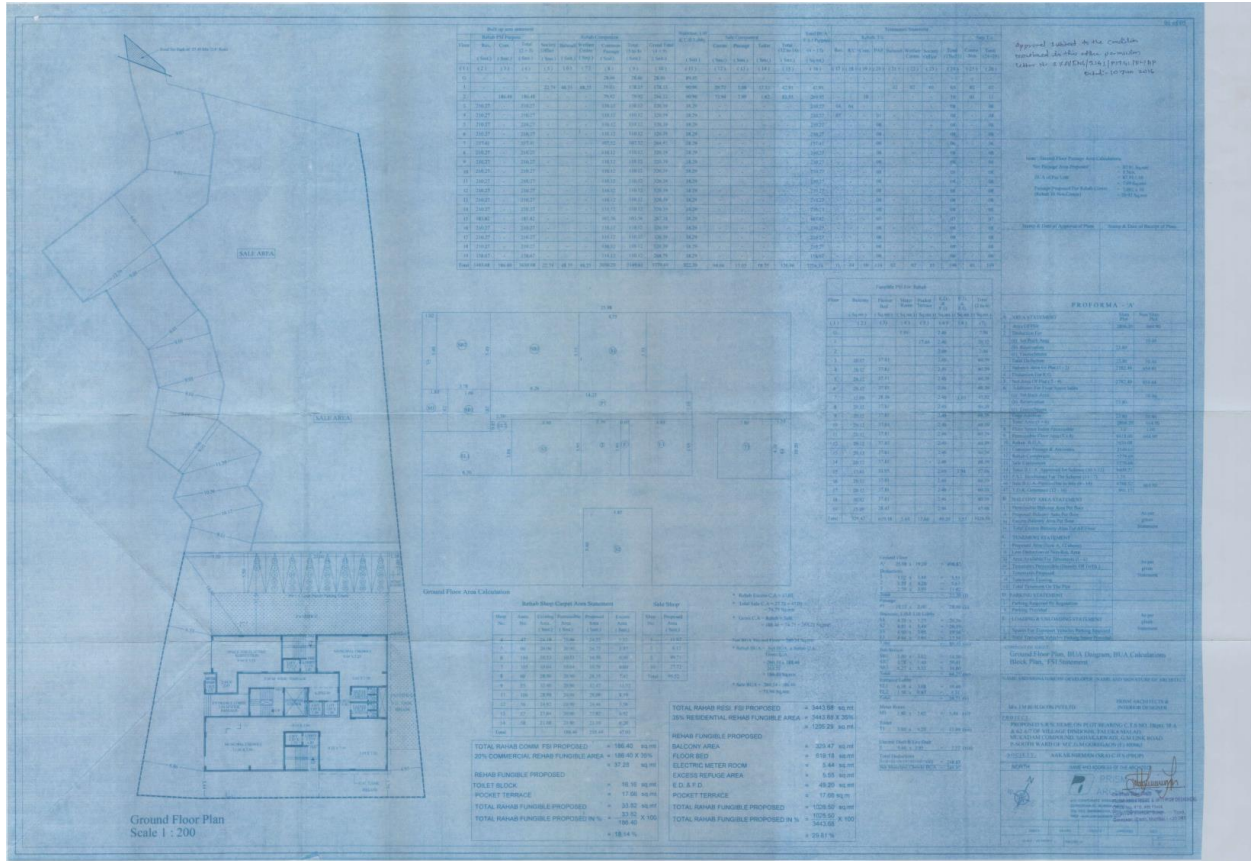
Hence, as per Hon. M.C's circular Vide No. 0041/33/2013 – JTMC-DMU dt. 17.06.2013,
complete original file papers are forwarded herewith for further necessary action please.

- 50/-
**Supdt.of Gardens
& Tree Officer**

Ex.Engg. (W.S)
Slum Rehabilitation Authority's
Administrative Building,
Pro. Anant Kanekar Marg,
Bandra (E),Mumbai-400051

✓ **Copy to :**
M/s.Prism Architech's
410 , Corporate Avenue,
Beside Udyog Bhavan ,
Goregaon (E),
Mumbai- 400063

**Supdt.of Gardens
& Tree Officer**



Annexure 12: PUC Certificate

Form 59
[See rules 115 (2)]

Pollution Under Control Certificate
 Authorised By :
 Government of Maharashtra

Date : 05/12/2022
 Time : 15:31:09 PM
 Validity upto : 04/12/2023



Certificate SL. No. : MH04800140009324
 Registration No. : MH05EL0807
 Date of Registration : 07/Jan/2021
 Month & Year of Manufacturing : November-2020
 Valid Mobile Number : *****2301
 Emission Norms : BHARAT STAGE VI
 Fuel : DIESEL
 PUC Code : MH0480014
 GSTIN :
 Fees : Rs.150.00
 (GST to be paid extra as applicable)
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.29

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://vahan.parivahan.gov.in>

Annexure 13: RMC Purchase Order



Purchase Order

Ref:UW/465/lm/2022

Date:- 16/11/2022

To,
J S infratech
RH.002.Rio main road .opp ganpati visarjan
Nilje lodha heaven
Dombivli (east)
421204

Unwal Infra Pvt. Ltd
Jai bharat Ind. Estate, 2nd floor,
Opp: Virwani Ind. Estate,
Goregaon (E)
Cont-'022-29271444

Kindly Attention: j s infratech
Raj kumar bhai
Mobile No.:9867314591

Consignee Address
Unwal Infra Pvt. Ltd
Im build con
Ambedkar chowk vitt bharti
western express highway
Goregaon (east) 400063
Deepak,8484996243

Sub: Purchase Order for supply of RMC in im build con

Dear Sir,

As per your quotation & subsequent discussion you had with us, we are pleased to issue this purchase order for above mention subject as under.

Sr. No	Description	Unit	Qty	Rate	Amount
1	M-30	CUM	open	6,750.00	
2	M 30 micro pile	CUM	open	7,000.00	
3	M 40	CUM	open	7,200.00	
4	M 45	CUM	open	7,820.00	
5	M 50	CUM	open	8,020.00	
				Total	

Terms & Conditions:

Pumping charge as actual

Delivery: Immediately

The Above rate is exclusive of GST.

The Above rate is inclusive of Transportation & Loading.

Pyament Shall be made 30 days after the date of Invoice.

for Unwal Infra Pvt Ltd

For J S INFRATECH

Authorised Signatory
GST No. 27AACCU4704A1ZT.

Authorised Signatory

UNWAL INFRA PVT. LTD.

Head Office : Jai Bharat Ind. Estate, Opp. Virwani Ind. Estate, Nr. W.E. Highway Goregaon (East), Mumbai - 400063. (India)

Tel: +91-22-2927 1444, +91-22-29271666 | info@unwalgroups.com | www.unwalgroups.com

ISO 9001:2015 | ISO 14001:2015 | ISO 45001:2018

Annexure 14: Parking Statement & Parking Plans

Required 4 wheeler parking: - Sale – 203, Rehab – 62 (Total – 265)

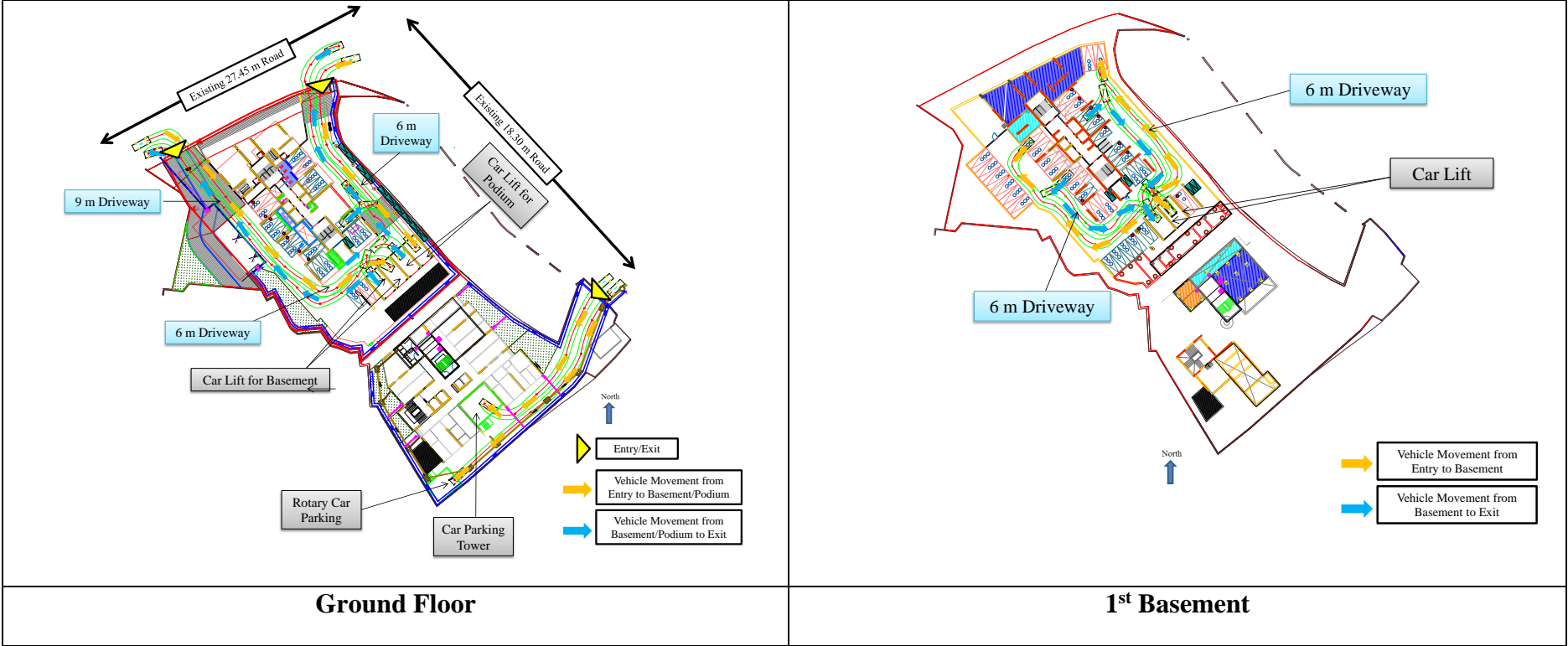
Provided 4 wheeler parking: - Sale – 204, Rehab – 68 (Total – 272)

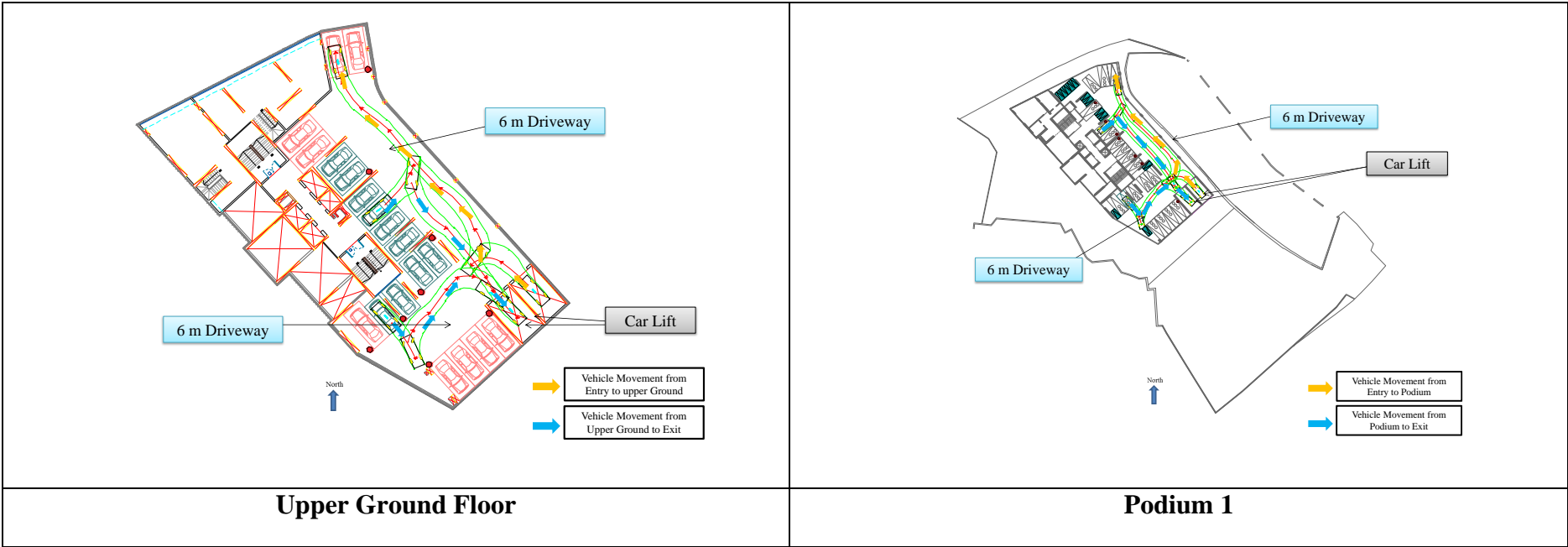
Provided 2 wheeler parking– 51

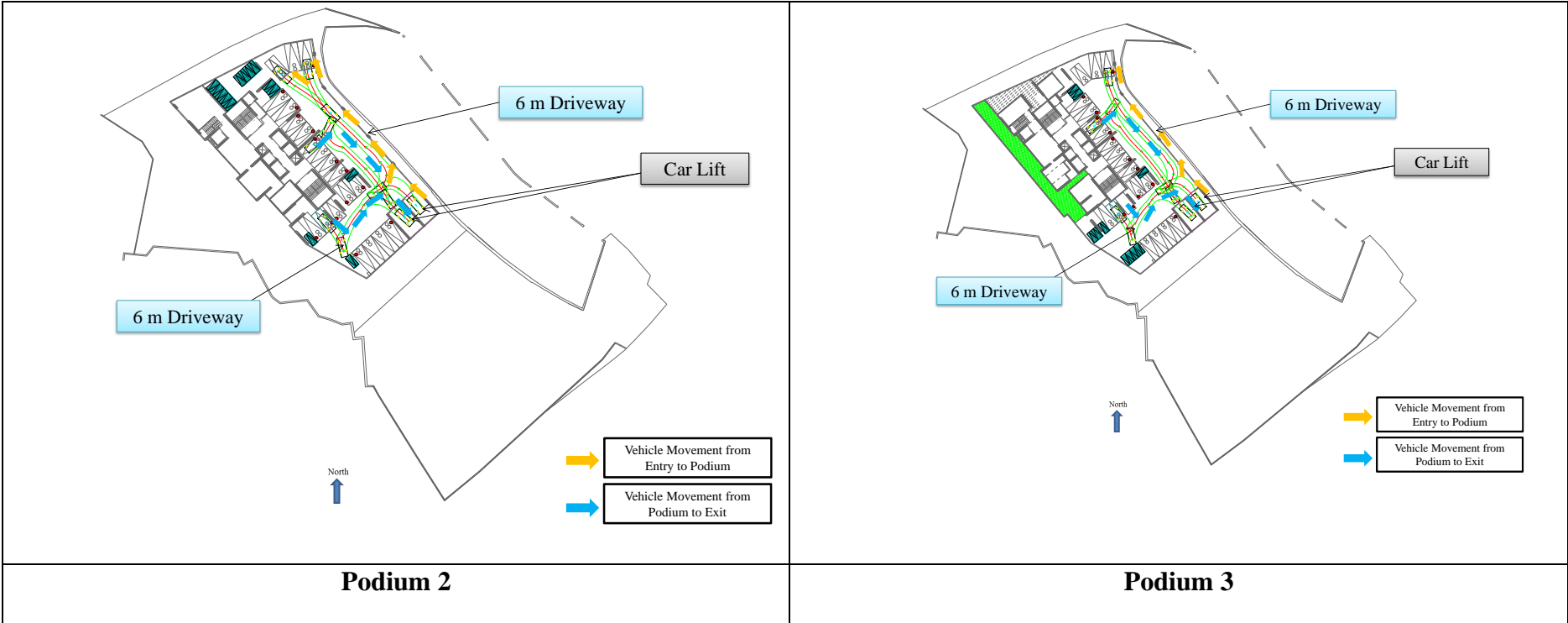
PARKING STATEMENT

Rehab					Sale					
Carpet Area	No of Flat	Parking permissible as per D.C.Rule	Required flat/parking	Required	Carpet Area of Flat	No of Flat	Parking permissible as per D.C.P.R 2034	Required flat/parking	Parking Required	
Upto 45	174	1 parking for 8 Ten	174/8	22	Upto 45 sq.mt	66	1 parking for 4 Tenements	66/4	17	
25% Visitor Parking					60 to 90 Sq.mt	135	1 parking for 1 Tenement	92/1	135	
Total					90 and above sq.mt	1	½ tenement for 1 tenement	1/0.50	2	
Commercial shops upto 800 sq.mt	-	1 per 40 sq.mt upto 800 sq.mt	800/4	20 (a)	Total					154
Commercial shops above 800 Sq.mt BUA (Total Comm. BUA 1704.46 – 800 = 904.46)	-	1 per 80 sq.mt above 800 sq.mt	904.46/800	11.0 (b)	25% Visitor Parking					39
Total (a+b)					Total					154+39 =
10 % visitor parking					Commercial shops upto 326.911 sq.mt					8
Gross Total					Commercial shops above 800 Sq.mt BUA (Total Comm. BUA 1704.46 – 800 = 904.46)					11.0 (b)
Total Parking required (X+Y)					10 % visitor parking					2
No of Four wheeler parking required					Total					10 (Y)
For Reservation of Municipal chowky & municipal facilities parking requirement is as under:					Total Parking required (X+Y)					142
Total BUA proposed	Parking Requirement		Parking proposed		No of Four wheeler parking required					203
237.444 Sq.mt	1 Parking for every 37.50 sq.mt of floor area		237.444/37.50 = 6.33		No of Four wheeler parking proposed					204
Total parking required for reservation										
Total parking proposed for reservation										

Parking Plans



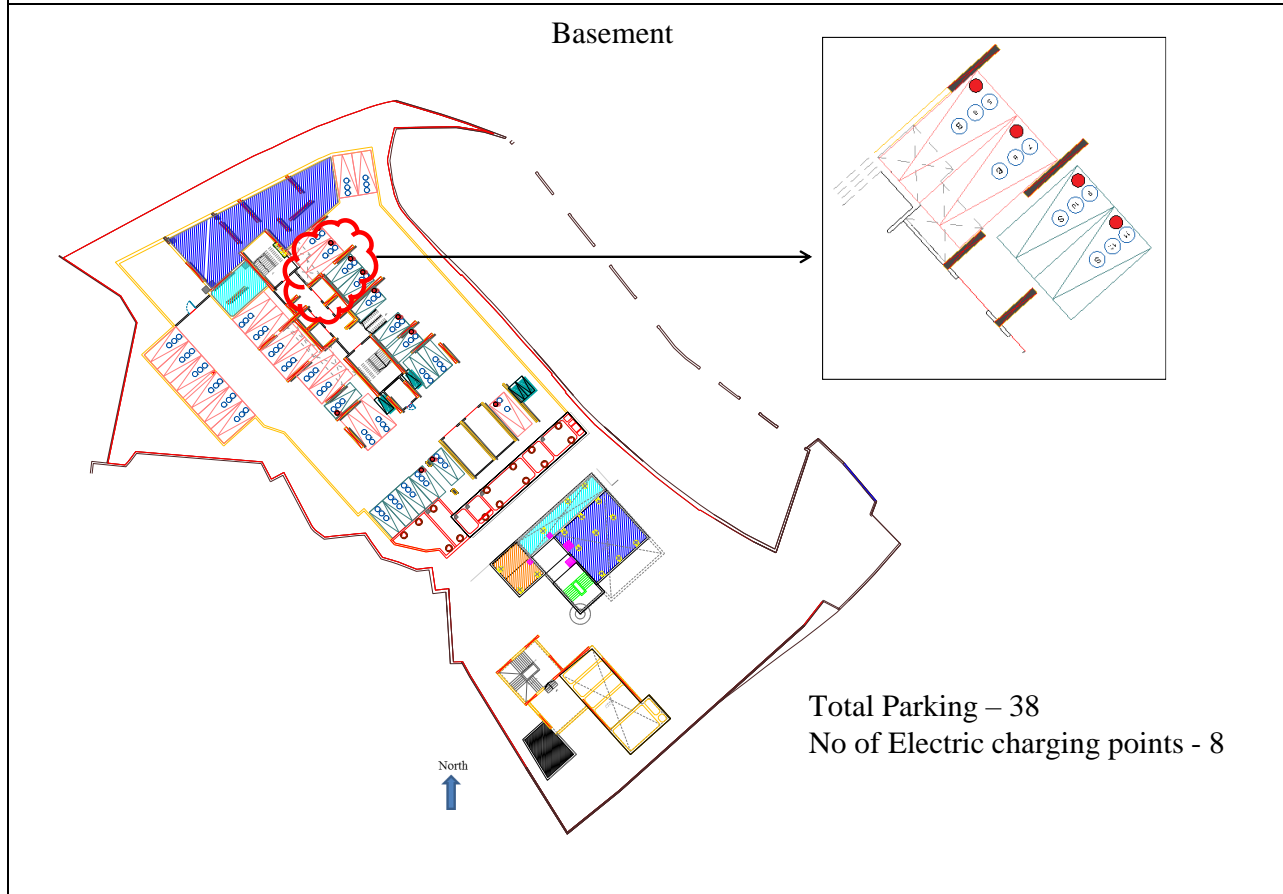


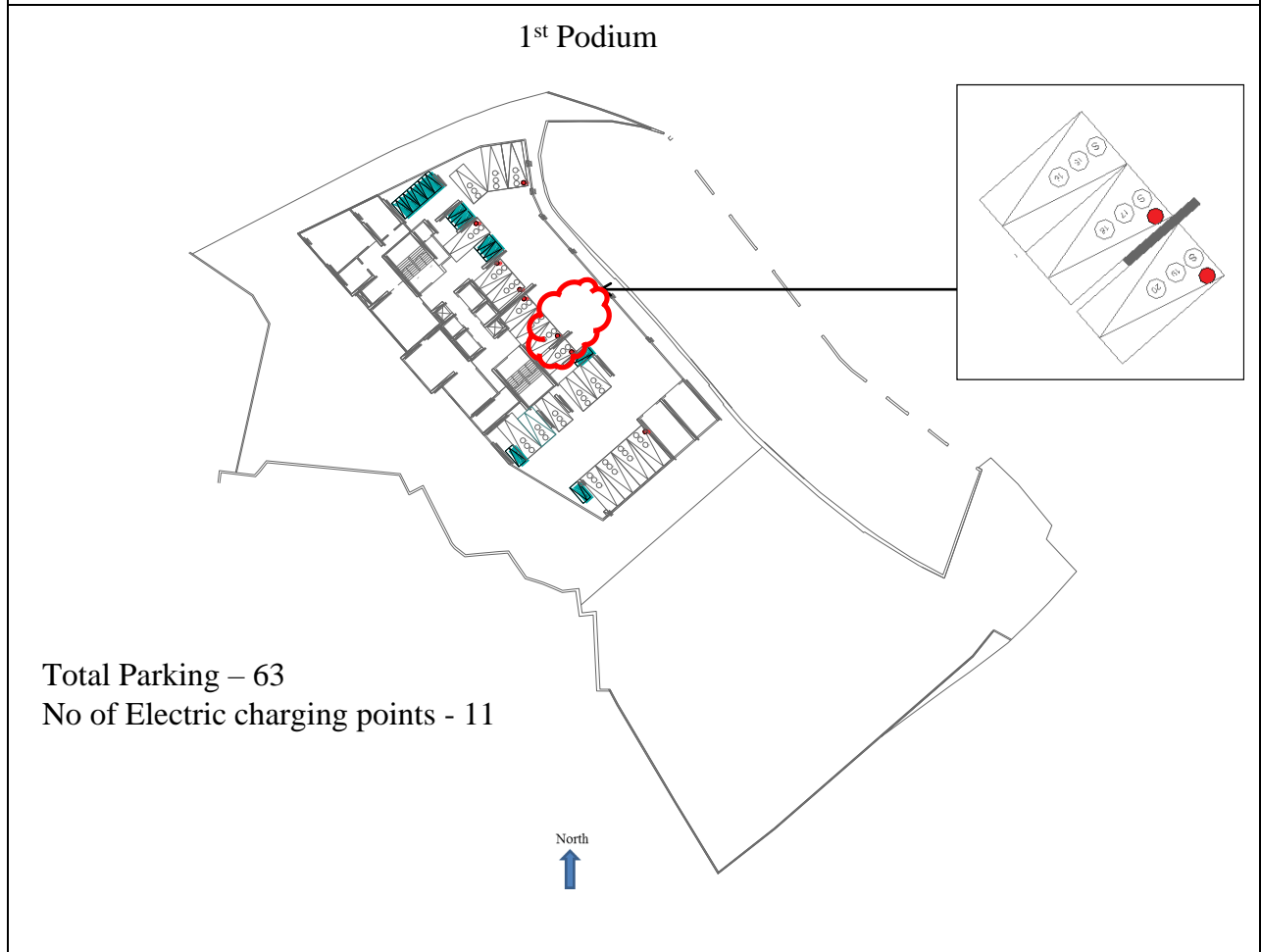
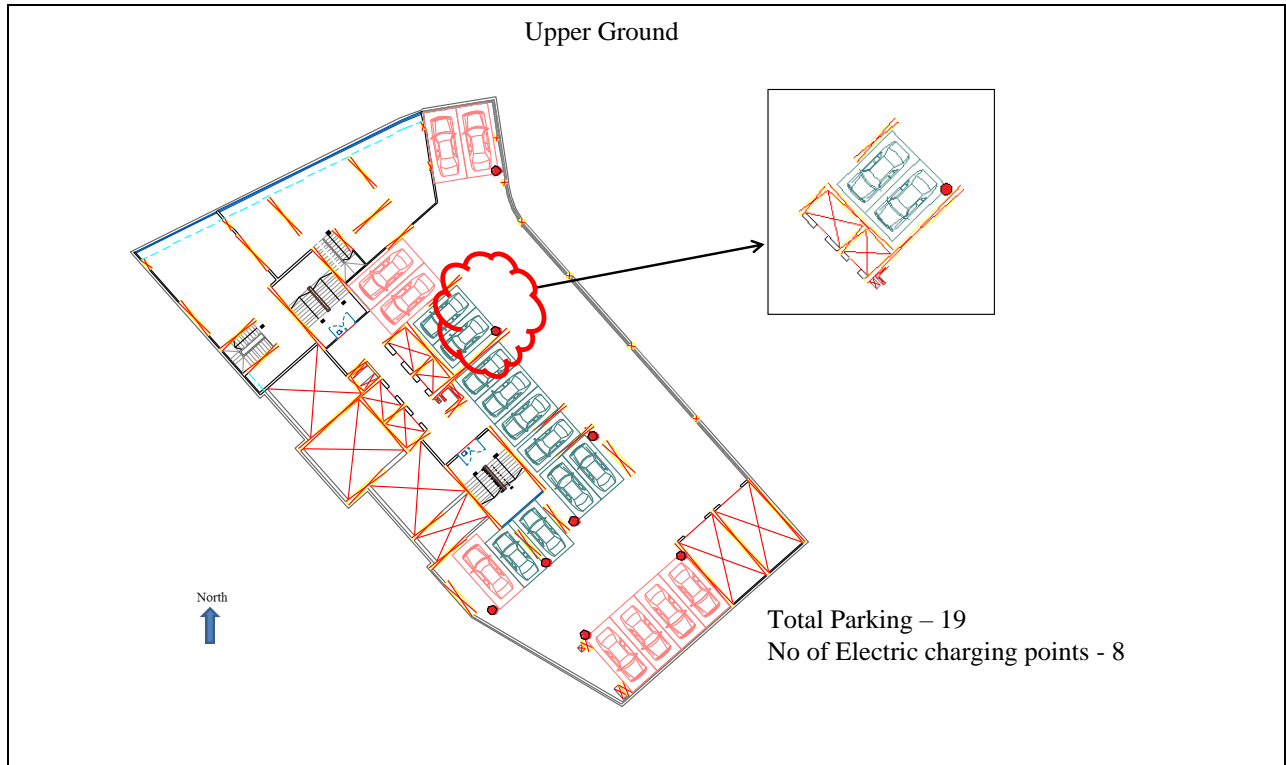


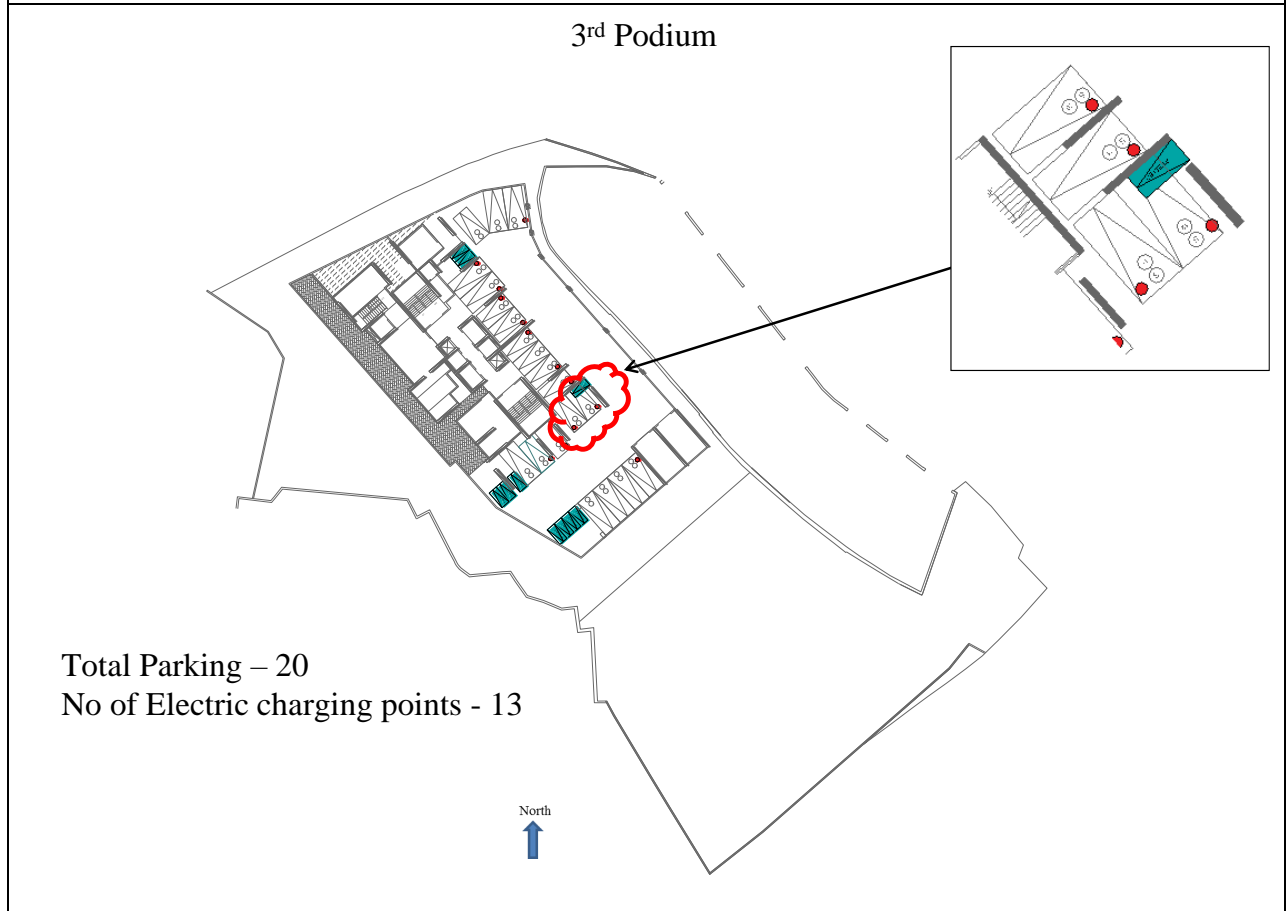
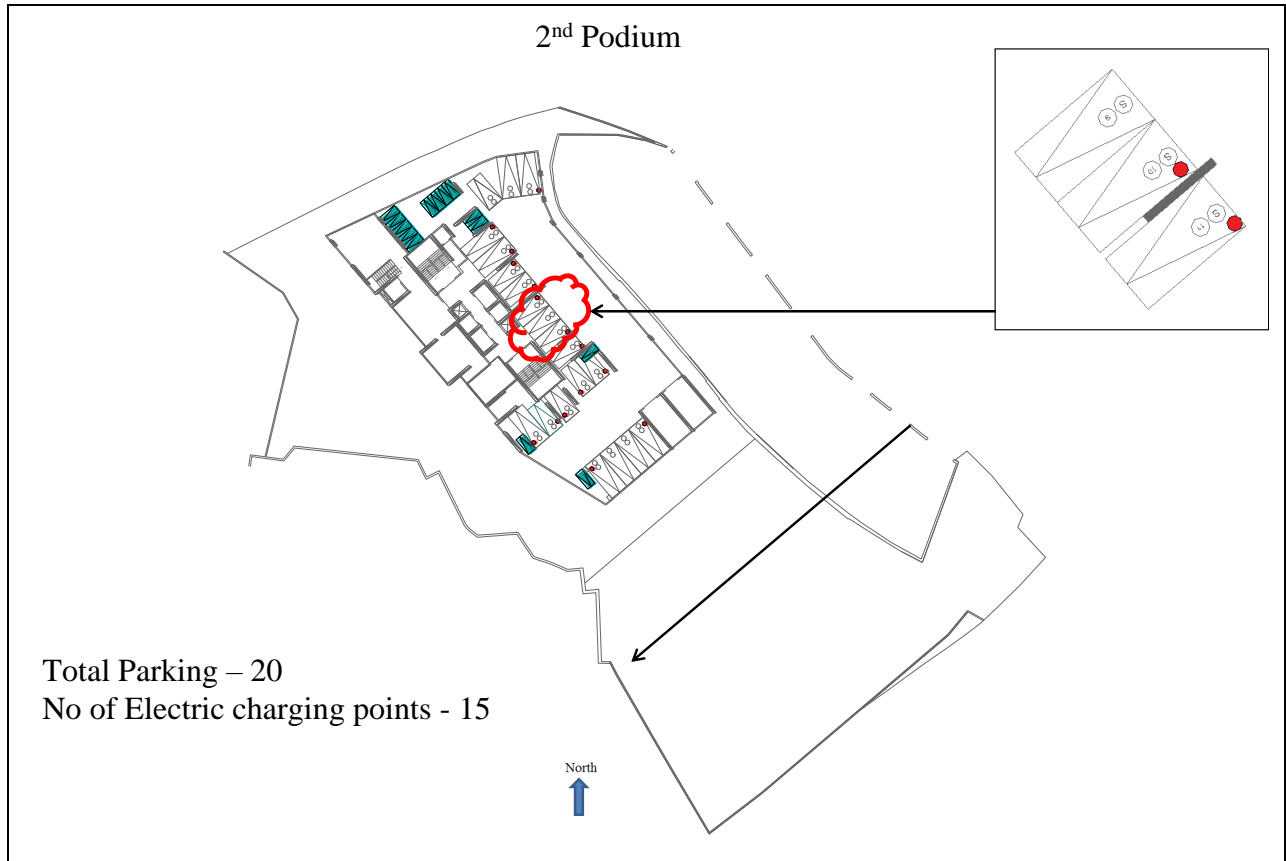
Annexure 15: Electric Charging Point

Electric charging points given in the project are;

Floor	No of Cars	Electric Charging Points
Ground Floor	43	7
Basement	63	11
Upper Ground Floor	19	8
1 st Podium	38	8
2 nd Podium	20	15
3 rd Podium	20	13
Total	204	62 (30.39 %)







Annexure 16: Environmental Management Cell

ENVIRONMENT MANAGEMENT CELL

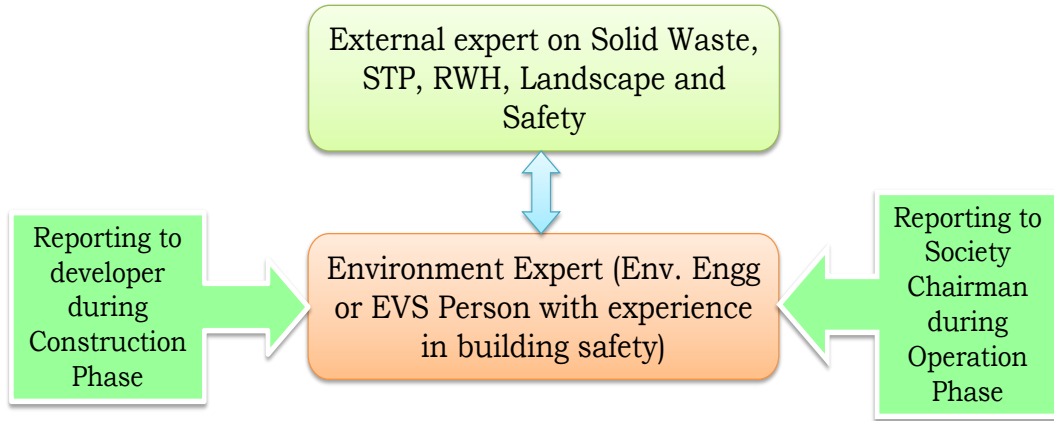
The Environment Cell shall comprise of environment background personnel either environment engineer or environment science background person with knowledge of building safety measures. During construction phase the environment cell shall comply with safety standards and measures as prescribed in the environment clearance norms. The following measures shall be adopted during construction phase:

- Covering all the materials stored at construction site with plastic or tarpaulin sheet
- 3 m height screens would be provided all around the building (or plot boundary) during construction phase to obstruct the flow of dust and wind to surrounding locations
- All workers shall be provided with dust masks
- 1 wash basin per 20 workers shall be maintained
- Bio-toilets would be installed for workers
- Installation of STP, RWH, SWM units and water efficient units as per proposed in the project

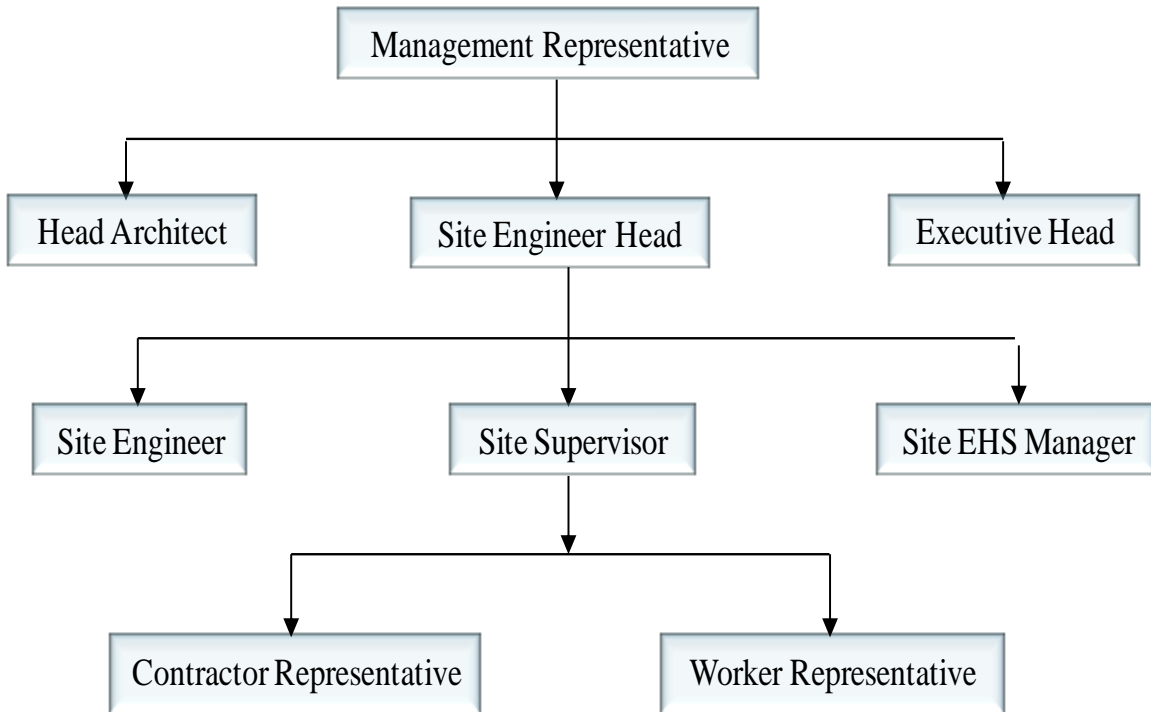
During operation phase; environment cell shall report to chairman of the society and it must comprise of in house and empaneled experts. The role of the environment cell during operation phase will be:

- Maintaining STPs, SWM units, RWH, carrying out environmental audits, safety audits, etc.
- Maintaining landscape and safety of the premises/building
- Maintaining compliance monitoring as per direction of MoEF

The detail formulation of environment cell is given in below **Figure**



Formulation of Environment Cell



The structure of environment management cell

Annexure 17: Newspaper Advertisement

THE FREE PRESS JOURNAL www.freepressjournal.in MUMBAI | SATURDAY | JANUARY 15, 2022

<p>PUBLIC NOTICE</p>	<p>PUBLIC NOTICE</p>	<p>NOTICE</p>	<p>Supreme People who know plastics best THE SUPREME INDUSTRIES LIMITED Regd. Office: 612, Raheja Chambers, Nariman Point, Mumbai - 400 021 Telephone No. 022-22851656/ 22851159/ 22851180 CIN-L35920MH1942PLC003554 Email: investor@supreme.co.in Fax No.: 022-22851657 NOTICE Notice is hereby given that pursuant to Regulation 29 read with Regulation 47 of SEBI (Listing</p>
<p>NOTICE is hereby given that our client MR. Obedur REHMAN ABDUR REHMAN FITWALA having his residence at: 157/A, Room No.5 & 6, 1st Floor, Fitwala Building, Moreshwar Patankar Marg, Kurla (west), Mumbai-400070. Had executed a power of Attorney, duly executed and notarized on 19th day of September, 2008, under notarial serial number: 1050/09, whereby one, MR. MOHAMMED FERAZ MOHAMMED HANIF SHAIKH, the proprietor of M/s. Hamza Developer was appointed and nominated as lawful Attorney of our client, authorizing him to develop and deal with the all that piece of land or ground together with ground floor structures made of brick masonry walls having ac sheet roof standing thereon admeasuring about 741.20 sq.mtrs, bearing CTS No.672, 672/1to14, situated ying and being at village Kurla-I, Taluka-Kurla, Mumbai, Suburban District Property No.2183-613-A, 2183 (2) 613-AB, 2168-613, within the limits of "I" Ward Mumbai</p>	<p>Notice hereby given that MR. DEENBANDHU @ DINBANDHU S. YADAV is the owner of Unit No- 34, in the Dev Ashish Premises Co-operative. Society LTD., (hereinafter referred to as "the said industrial estate") situated at Bharucha road, Dahisar East, Mumbai 400068.(herein after referred to as "the said unit").The original Agreement Dated :- 23/3/1981 executed between M/s. Bonny Enterprises & Mr. Deenbandhu @ Dinbandhu S. Yadav is lost and not traceable. Any person/s who has/ have any claim, right, title and interest in the said unit & share certificate by way of sale, gift, exchange, mortgage, charge, lease, lien, succession or in any other manner whatsoever should intimate the same to the undersigned within 15 days from the date of publication of this notice at the address provided hereunder. In case no objections are received within the aforesaid time, it shall be presumed</p>	<p>Proposed Residential cum Commercial redevelopment known as "Applaud 38" located at plot bearing CTS no. 18(pt), 36A/1 (pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link road, P south ward of MCGM, Goregaon. By M/s. I M Buildcon Pvt Ltd. was accorded the Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Environment Department, Govt. of Maharashtra on 10th January 2022. The copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at http://parivesh.nic.in</p>	

ल वणिलेली स्थावर धनकांच्या प्राधिकृत कासाहेब अबासाहेब कडून तारण धनकांना पजार तीनशे छत्तीस नंतरच्या कोणत्याही ही आहे तेथे आहे”

Place : Mumbai.

सूचना

मे. आय एम बिल्डकॉन प्रा. लि. द्वारे प्रस्तावीत रहिवासीत नी कमर्शियल पुनर्विकास नावे अॅपलॉड ३८ स्थित येथे प्लॉट धारक सीटीएस क्र. १८(भाग), ३६ए/१ (भाग), ३६ए/२(भाग), ३८ए आणि ६२ ए/७, गाव दिंडोशी, तालूका मालाड, मुकादम कंपाऊंड, सहकरवाडी, जी.एम. लिंक रोड, पी साऊथ वॉर्ड एमसीजीएम गोरेगाव यांना राज्य स्तरीय पर्यावरण प्रभाव मुल्यांकन प्राधिकरण (एसईआयए), पर्यावरण विभाग, महाराष्ट्र सरकार कडून १० जानेवारी, २०२२ रोजी पर्यावरण निपटारा प्राप्त झाला आहे. सदर निपटारा पत्राची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळ सह उपलब्ध आहे तसेच वेबसाईट <http://parivesh.nic.in> येथे पहा.

ईएमडी


रु.

८७,००,०००/-

ईट www.sbi.co.in ल्या लिंकचा संदर्भ

ईल आणि विक्रीची ल करण्यात येईल. सही/- प्राधिकृत अधिकारी ट बँक ऑफ इंडिया

Annexure 18: Consent to Establish Copy

MAHARASHTRA POLLUTION CONTROL BOARD				
Phone : 24010437/24020781 /24037124/24035273 Fax : 24044532/24024068 /24023516 Email : jdwater@mpcb.gov.in Visit At : http://mpcb.gov.in		Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400022		
Infrastructure /Red/LSI		Date- 13 / 11 /2020		
Consent No: Format1.0/BO/JD(WPC)/UAN No. 80210/CE/CC- 2011000955				
To, M/s I M Buildcon Pvt. Ltd. Proposed Residential cum Commercial Redevelopment project, 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62A/7, Goregaon, Boriviali, Mumbai				
Subject: Consent to establish in Red Category for construction project under SRA.				
Ref : 1. Consent application submitted by Sub-Regional Officer, Mumbai-III.				
Your application: UAN No.0000080210 Dated: 19.09.2019				
For: Consent to establish in Red Category for construction project under SRA.				
under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III& IV annexed to this order:				
1. The consent is granted for a period up to: Commissioning of the project or five years whichever is earlier.				
2. The proposed capital investment of the project is Rs. 131.51 Crs. (As per CA certificate submitted by project proponent)				
Consent to establish is valid for construction project under SRA named as M/s. I M Buildcon Pvt. Ltd.- Proposed Residential cum Commercial Redevelopment project, 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62A/7, Goregaon, Boriviali, Mumbai on Total plot area of 4106.12 Sqm and total Construction BUA 35438.49 Sqm including utilities and services as per construction commencement certificate issued by local body.				
3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:				
Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1	Trade effluent	NIL	NA	NA
2	Domestic effluent	120	As per Schedule -I	60%should be reused &recycled and remaining should be discharged in municipal sewer
4. Conditions under Air (P& CP) Act, 1981 for air emissions:				
Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
-	NA	-	-	-
M/s I M Buildcon Pvt. Ltd.		SRO Mumbai-III,		UAN No.80210
				Page 1 of 6

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	715 Kg/Day	OWC	Used as Manure
2	Dry garbage	400 Kg/Day	-	Segregate and Hand over to Local Body for recycling
3	STP Sludge	20 Kg/Day	-	Used as Manure

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

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

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

9. 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.

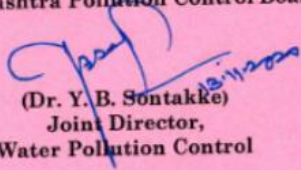
10. Project Proponent shall install online monitoring systems for pH, TSS and flow at the outlet of STP.

11. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.

12. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to O.

13. The Project Proponent shall not take any effective step towards construction without obtaining Environmental clearance for the proposed construction Project.

For and on behalf of the
Maharashtra Pollution Control Board


(Dr. Y. B. Sontakke)
Joint Director,
Water Pollution Control

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date
1	15000	TXN2008000236	05.08.2020
2	260020	TXN2010000963	12.10.2020

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide 2 Sewage Treatment Plant (STP) with design capacity of 103 CMD and 90 CMD based on MBBR Technology.
- B) The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr No.	Parameters	Standards prescribed by Board Limiting Concentration
1	pH	6.5 to 9.0
2	BOD (3 days 27oC)	10mg/l
3	Suspended Solids	20mg/l
4	COD	50mg/l
5	Total Nitrogen	10 mg/l
6	Ammonical Nitrogen	5 mg/l
7	Fecal Coliform	100 MPN/100ml

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

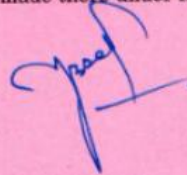
D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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

- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1	Domestic purpose	150

- 4) 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 installed the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.*	Type Of Fuel	Quantity	UOM	S%	SO ₂ Kg/day
-	—NA—	-	-	-	-	-	-	-

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

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

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

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

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

**Schedule-III
Details of Bank Guarantees**

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to establish	Rs. 10 Lakhs	15 Days	Towards Compliance of Environmental Clearance & Consent conditions.	Continuous	5 Yrs

[Handwritten Signature]

Maharashtra Pollution Control Board

Schedule-IV**General Conditions:**

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

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

Annexure 19: Photos of Hygiene and Sanitization Measures for Workers



Annexure 20: IOA Approval

IOA Rehab



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3343/PS/STGL/AP

Date: 21 MAY 2019

✓
Developer,
M/s. I.M. Buildcon Pvt. Ltd.
Office No. 618, 6th floor,
Corporate Avenue, Sonawaria Road,
Goregaon (E), Mumbai - 400 063.

Sub.: Amended IOA of Composite Building for S. R. Scheme under Regulation 33(10) and Regulation 30 of DCPR 2031 on plot bearing C.T.S. No 18(pt.), 38A & 62A/7 of Village Dindoshi, Taluka Malad, Mukadam Compound, Sahakarwadi, G.M. Link Road, 'P/South' Ward of M.C.G.M, Goregaon (E) Mumbai, Amalgamation with CTS No. 36A/1(pt.) & 36A/2(pt.) of Village Dindoshi, Taluka Malad, Mukadam Compound, Sahakarwadi, G.M. Link Road, 'P/South' Ward of M.C.G.M, Goregaon (E), Mumbai for "Aakar Nirman S.R.A Co. (Op. Hsg. Soc. (Prop)".

Ref.: Your letter dtd. 14/05/2019.

S'r,

With reference to above, the amended plans submitted by you for the Composite building are hereby approved subject to the following conditions:

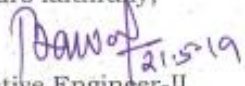
- 1 That all conditions mentioned in revised LOI under No. SRA/ENG/2657/PS/STGL/LOI dtd. 09/05/2019 shall be complied with.
- 2 That all the conditions mentioned in IOA under No. SRA/ENG/3343/PS/STGL/AP dtd. 10/06/2019 shall be complied with.
- 3 That all the conditions mentioned in IOA under No. SRA/ENG/3343/PS/STGL/AP dtd. 22/09/2019 shall be complied with.
- 4 That the final plan mounted on canvas shall be submitted before asking for Occupation Certificate.
- 5 That the R.C.C. / Structural design, drawing and calculation as per amended plans shall be submitted by Structural Consultant before asking for C.C.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

6. That you shall submit NOC from C.F.O. as per amended plans before asking further C.C.
7. That you shall submit the remarks/NOC from Ch.Eng. (M & E) of MCGM before granting further C.C. to the Composite building.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,


Executive Engineer-II
Slum Rehabilitation Authority

Annexure 20: IOA Approval

IOA Sale



SLUM REHABILITATION AUTHORITY

No. PS/STGOVT/0011/20120327/AP/S

Date:

12 3 AUG 2021

To,
Shri.Nikhil Mahajan
of M/s. Prism Architects & Interior Designers,
Office No. 114, 1th Floor,
Corporate Avenue, Sonawala Road,
Goregaon(E), Mumbai 400 063.

Sub:-Amended IOA of Sale Bldg. No. 2 in Slum Rehabilitation Scheme under Reg. 33(10) & Reg. 30 of DCPR 2034 on plot bearing CTS No. 18(pt.), 36A/1(pt.), 36A/2(pt.), 38A & 62A/7 of Village Dindoshi, Taluka Malad, Mukadam Compound, Sahkarwadi, G.M. Link Road, 'P/South' Ward of M.C.G.M, Goregaon (E), Mumbai. 400063.

Ref.:- Your application dtd. 11/08/2021.

Sir,

With reference to above, the amended plans submitted by you for the Sale building No. 02 are hereby approved subject to the following conditions:

1. That all the conditions mentioned in revised LOI under No. SRA/ENG/2657/PS/STGL/LOI dtd.09/05/2019 shall be complied with.
2. That all the conditions mentioned in IOA under No. PS/STGOVT/0011/20120327/AP/S dtd. 21/05/2019 shall be complied with.
3. That the final plan mounted on canvas shall be submitted before asking for Occupation Certificate.
4. That the revised RCC design, calculation & certificate from licensed Structural Engineer shall be submitted before C.C endorsement to bldg. u/ref.
5. That you shall submit revised NOC from C.F.O. as per amended plans before asking further C.C
6. That you shall submit NOC from E.E (T & C)/ Consultants before asking for Further C.C.
7. That you shall undertake to pay entire Stamp Duty of the prospective buyers of the units for which Facility of 50% reduction in Fungible compensatory FSI premium is availed by you.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

8. That you shall display on your website the list of all the beneficiaries of Stamp Duty and you shall also submit the list of the beneficiaries to RERA Authority and SRA.
9. That you shall incorporate a condition in the Sale Agreement to the effect that the facility of 50% reduction in Fungible compensatory FSI premium has been availed by you and the same is to be passed on to the prospective buyers in terms of payment of Stamp Duty of the respective commercial units.
10. That you shall undertake to comply all the conditions mentioned in the Govt. Notification issued under No. TPS 1820/AN - 27/P.K. 80/20/UD 13 dated 14.01.2021.
11. That you will mark the flat for which benefit of premium FSI is taken.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

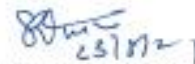


**Executive Engineer
Slum Rehabilitation Authority**

Copy to :

1. M/s. I. M. Buildcon Pvt. Ltd,
Office No. 809-811, 8th Floor,
Corporate Avenue, Sonawala Road,
Goregaon (E), Mumbai 400 063.
2. Assistant Municipal Commissioner 'P/South' Ward.
3. A.E.W.W. 'P/South' Ward.
4. A. A. & C. 'P/South' Ward.

For information please.



**Executive Engineer
Slum Rehabilitation Authority**

Annexure 20: IOA Approval**Area Details as per IOA Approval**

Corporate Office,
114, 115, 116, Corporate
Avenue, Sonawala Road,
Goregaon (E), Mumbai - 63.

Date: 08.12.2021

To,
The Member Secretary (SEIAA)
State Environment Impact Assessment Authority
15th Floor, Environment Dept.,
New Administrative Building,
Mumbai-400032, Maharashtra.

Subject: Area Details as per IOA for Proposed Residential and Commercial redevelopment at Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam Compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon East, Mumbai- 400063.

Respected Madam,

We M/s. Prism Architects & Interior Designers (License No./Registration no: CA/2002/29357) hereby inform you that one of our clients M/s. IM Buildcon Pvt. Ltd. is developing the above captioned project.

M/s. IM Buildcon Pvt. Ltd has obtained IOA for the captioned project on Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam Compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon- East, Mumbai- 400063. The Area details as per the IOA are given below;

Particulars	Details (Sq.m)	Approval Details
Gross Plot Area	4106.12	Sale IOA - File no PS/STGOVT/0011/20120327/AP/S dated 23.08.2021. REHAB IOA - File no SRA/ENG/3343/PS/STGL/AP dated 21.05.2019
FSI Area	21568.37	
Non FSI Area	14367.92	
Total Construction Area	35936.29	

Thanking You,

Yours Faithfully,

Authorized Signatory
Ar. Nikhil Mahajan
(License No./Registration no: CA/2002/29357)

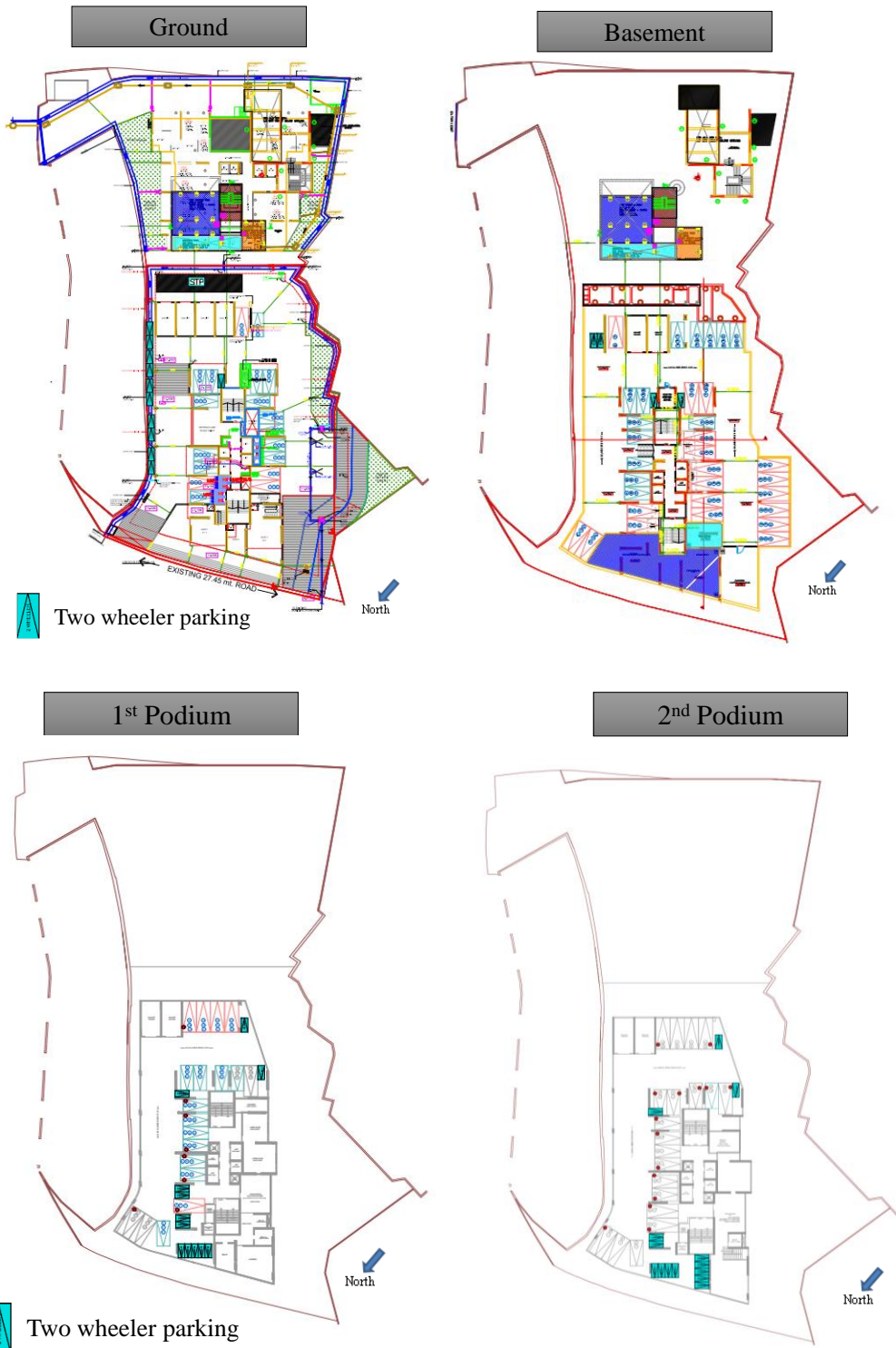


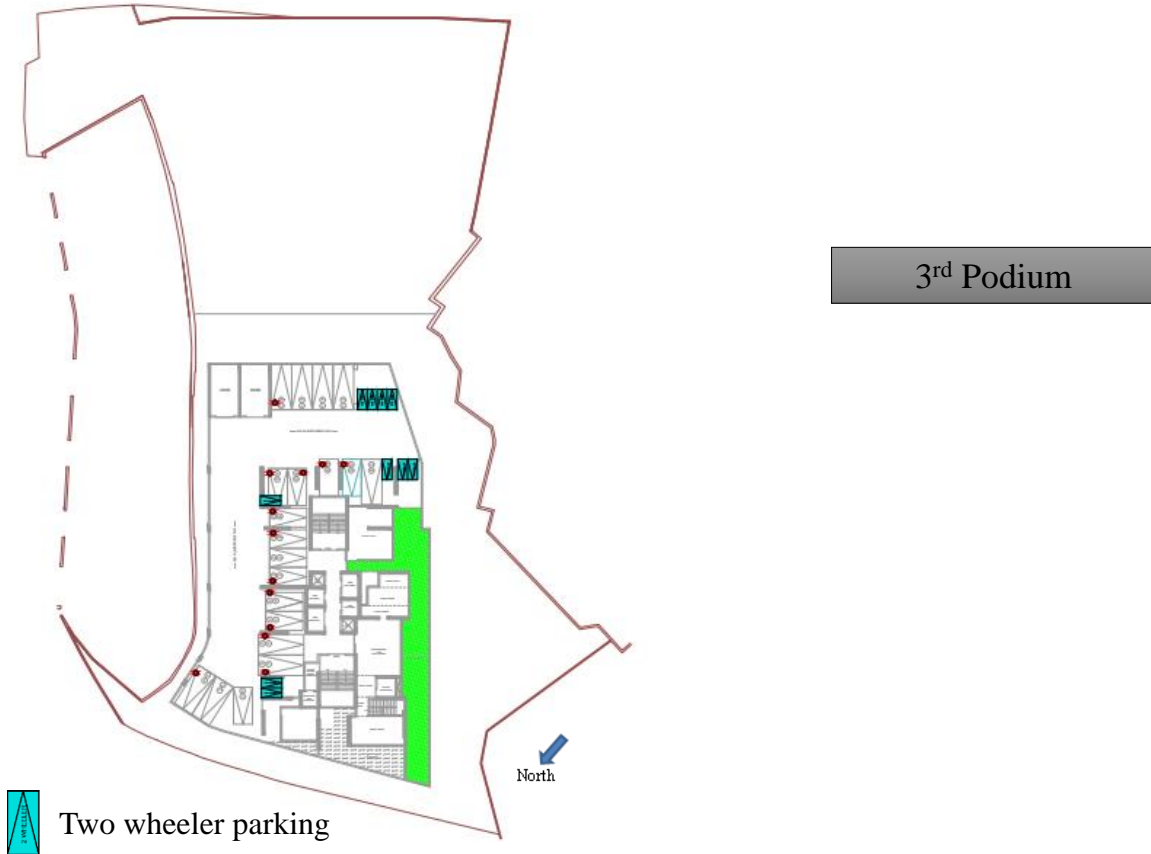
T : +9122 2685 6060 F : +9122 2685 0101 E : info@prismgroup.biz W : www.prismgroup.biz

Plan Rehab

Six Monthly Compliance Report (January 2023 – June 2023)
M/s. IM Buildcon Pvt. Ltd.

Annexure 21: Two wheeler parking plans





Annexure 22: Basement Dewatering Plan



Annexure 23: Undertaking for ECBC Compliance



TO WHOMSOEVER IT MAY CONCERN

We, M/s. IM Buildcon Pvt. Ltd., have proposed “Applaud 38” Proposed Residential and Commercial redevelopment at Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon- East, Mumbai- 400063

We, hereby state that the proposed project located at Mumbai will be complying with the ECBC Norms. The report for the same is prepared and is being submitted.

Thanking you,

Yours Faithfully,

M/s. IM Buildcon Pvt. Ltd.


Director



IM BUILDCON PVT. LTD. ☉ Realty & Infra ☉ Education ☉ Hospitality

809-811, 8th Floor, The Corporate Avenue,
Sonawala Lane, Goregaon (East), Mumbai-400 063.

T : +91-22-26856161
+91-22-26866161
+91-22-49698086

E : info@imbuildcon.in
w : www.imbuildcon.in

Annexure 24: Acknowledgement of EC letter submitted to local body and NGO

Letter to MCGM



IM BUILDCON
We Stand Where Few Stood

Date: 14-01-2022.

To,
The Commissioner,
Municipal Corporation of Greater Mumbai (MCGM),
Fort, Mumbai – 400001.



Subject:- Submission of Environment Clearance dated 10.01.2022 vide letter no - SIA/MH/MIS/219962/2021 for Proposed Residential cum Commercial redevelopment known as "Applaud 38" located at plot bearing CTS no. 18(pt), 36A/1 (pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link road, P south ward of MCGM, Goregaon.

Respected Sir,

This is to inform for the captioned project, we have received Environment Clearance (EC) on 10th January 2022. As suggested by Ministry of Environment & Forest (MoEF) sharing herewith a copy of the said document for your kind reference.

In reference to this letter, request you to share an acknowledgement of the receipt of EC Copy.

Enclosure

- 1) Copy of Environment Clearance

Thanking you,

Yours Faithfully,



Imran R. Khan,

(Director)

For IM Buildcon Pvt. Ltd.



IM BUILDCON PVT. LTD. © Realty & Infra © Education © Hospitality

809-811, 8th Floor, The Corporate Avenue,
Sonawala Lane, Goregaon (East), Mumbai-400 063.

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E : info@imbuildcon.in
w : www.imbuildcon.in

Letter to NGO



Date: 18-01-2022.

To,
Vasai Medical and Educational Trust,
A - G/01, 02, Bhoir Residency,
Bassein Road, Sai Nagar,
Vasai (West).
Palghar – 401202.

Subject: - Submission of Environment Clearance dated 10.01.2022 vide letter no - SIA/MH/MIS/219962/2021 for Proposed Residential cum Commercial redevelopment known as "Applaud 38" located at plot bearing CTS no. 18(pt), 36A/1 (pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link road, P south ward of MCGM, Goregaon.

Respected Sir,

This is to inform for the captioned project, we have received Environment Clearance (EC) on 10th January 2022. As suggested by Ministry of Environment & Forest (MoEF) sharing herewith a copy of the said document for your kind reference.

In reference to this letter, request you to share an acknowledgement of the receipt of EC Copy.

Enclosure

- 1) Copy of Environment Clearance

Thanking you,

Yours Faithfully,

Imran R. Khan,
(Director)
For IM Buildcon Pvt. Ltd.



IM BUILDCON PVT. LTD. ☉ Realty & Infra ☉ Education ☉ Hospitality

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Annexure 25: Environment Statement (Form V)



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2022

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000050649

Submitted Date

06-10-2022

PART A

Company Information

Company Name

M/s. I M BUILDCON PVT LTD

Application UAN number

MPCB-CONSENT- 0000080210

Address

18(PT) , 36 A/1(PT) , 36 A/2(PT) , 38 A & 62A/7
, GOREGAON , BORIVALI , MUMBAI

Plot no

18(PT) , 36 A/1(PT) , 36 A/2(PT) , 38 A & 62A/7

Taluka

MUMBAI

Village

MUMBAI

Capital Investment (In lakhs)

13,151

Scale

L.S.I

City

MUMBAI

Pincode

400063

Person Name

MR IMRAN REHMAN KHAN

Designation

DIRECTOR

Telephone Number

9769692009

Fax Number

0

Email

mkanakia03@gmail.com

Region

SRO-Mumbai III

Industry Category

Orange

Industry Type

O21 Building and construction project
more than 20,000 sq. m built up area

Last Environmental statement submitted online

no

Consent Number

Format1.0/BO/JD(WPC)/UAN NO.80210/
CE/CC-2011000955

Consent Issue Date

2020-11-13

Consent Valid Upto

2025-11-12

Establishment Year

2011

Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING CONSTRUCTION

Consent Quantity

35438.49

Actual Quantity

13638.94

UOM

Lakh sq. mtrs/ M

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

Lakh sq. mtrs/ M

Part-B (Water & Raw Material Consumption)

Annexure 25: Environment Statement (Form V)

1) Water Consumption in m3/day		
Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	150.00	15.00
All others	0.00	35.00
Total	150.00	50.00

2) Effluent Generation in CMD / MLD			
Particulars	Consent Quantity	Actual Quantity	UOM
DOMESTIC EFFLUENT	120	22.5	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)			
Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
OTHERS	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)			
Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
CRUSHED SAND	0	58.35	Brass/A
BRICK AND BLOCKS	0	0	Nos./Y
READY MIX CONCRETE (RMC)	0	22621.15	M3/Anum
CEMENT	0	2612	MT/A
TMT BAR	0	2516.498	MT/A
RIVER SAND	0	6229	Brass/A
AAC BLOCK	0	1356.801	MT/A
NET FIX FOR JOINT AAC BLOCK	0	0	MT/A

4) Fuel Consumption			
Fuel Name	Consent quantity	Actual Quantity	UOM
NA	0	0	Ltr/Hr

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)					
[A] Water					
Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
NA	0	0	0	0	0

[B] Air (Stack)					
Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason

Annexure 25: Environment Statement (Form V)

NA 0 0 0 0 0

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
BIODEGRADABLE WASTE	0	0	Kg
BIODEGRADABLE WASTE	0	0	Kg
NON BIODEGRADABLE WASTE	0	150	Kg
NON BIODEGRADABLE WASTE	0	150	Kg
STP SLUDGE	0	6	Kg
STP SLUDGE	0	6	Kg

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg
NA	0	0	Kg

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg
0	0	0	Kg

Part-F

Please specify the characteristics (in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Kg/Annum	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
BIODEGRADABLE	0	Kg	NA
BIODEGRADABLE	0	Kg	NA
NON BIODEGRADABLE	150	Kg	NA

Annexure 25: Environment Statement (Form V)

NON BIODEGRADABLE	150	Kg	NA
STP SLUDGE	6	Kg	NA
STP SLUDGE	6	Kg	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
AIR , NOISE , WATER, LAND ENVIRONMENT	Green Belt Development, Environmental Monitoring (Air, Noise, Water and soil), Solid Waste Management	10

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
IMPLEMENTATION IN POLLUTION CONTROL FACILITY	AAQM, Environmental Monitoring Plan, Gardening and waste disposal management	15

Part-I

Any other particulars for improving the quality of the environment.

Particulars

1. Project has valid consent to establish copy. 2. PP has submitted six monthly compliance report of stipulated environmental conditions. 3. Good housekeeping practiced at construction area. 4. The unit personnel has been well trained in fire fighting and first aid. 5. The project has valid EC Copy. 6. The project has obtained tree NOC. 7. The project has obtained IOD permissions from MCGM.

Name & Designation

Mr. Imran Khan (Director)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000050649

Submitted On:

06-10-2022

ANNEXURE - A

1. PROJECT DETAILS

Sr. No.	Description	Details		
1	Area Details	Particulars	Proposed in EC Application (sq. m)	Approved in EC dated 10 th January 2022 (sq. m)
		Plot Area (sq. m.)	4106.120	4106.120
		FSI Area (sq m.)	22083.98	21568.37
		Non-FSI (sq. m.)	19982	14367.92
		Proposed built-up area (FSI + Non FSI) (sq. m.)	42065.98	35936.29
2	Building Configuration	Sale - B+Gr+Upper ground + 3 podiums+4 th floor to 38 th Height – 119.95 m Rehab - Ground+1st to 5th Commercial floors + 6 th to 22 nd Height – 69.40 m		
3	No. of Tenements & Shops	Sale – 201 Flats, 8 Shops Rehab – 160 Flats, 108 Shops		
4	Total Population (Nos.)	2111		
5	Total Water Requirements (CMD)	239 m ³ /day		
6	Sewage Generation (CMD)	190 m ³ /day		
7	STP Capacity & Technology	STP (Sale) – 110 KLD STP (Rehab) – 90 KLD MBBR Technology		
8	STP Location	Basement 1		
9	Total Solid Waste Quantities	Wet Waste - 1221 Kg/Day, Dry Waste – 523 Kg/Day Total Solid Waste – 1744 Kg/day		

Sr. No.	Description	Details										
10	R.G. Area (sq. m).	<table border="1"> <tr> <td data-bbox="735 327 1166 394">RG required</td> <td data-bbox="1166 327 1544 394">320.08 Sq.m</td> </tr> <tr> <td data-bbox="735 394 1166 457">RG provided on Ground</td> <td data-bbox="1166 394 1544 457">347.36 Sq.m</td> </tr> <tr> <td data-bbox="735 457 1166 520">RG provided on Podium</td> <td data-bbox="1166 457 1544 520">111.62 Sq.m</td> </tr> <tr> <td data-bbox="735 520 1166 583">RG provided on Terrace</td> <td data-bbox="1166 520 1544 583">645.37 Sq.m</td> </tr> <tr> <td data-bbox="735 583 1166 646">Total RG provided</td> <td data-bbox="1166 583 1544 646">1,104.36 Sq.m</td> </tr> </table>	RG required	320.08 Sq.m	RG provided on Ground	347.36 Sq.m	RG provided on Podium	111.62 Sq.m	RG provided on Terrace	645.37 Sq.m	Total RG provided	1,104.36 Sq.m
RG required	320.08 Sq.m											
RG provided on Ground	347.36 Sq.m											
RG provided on Podium	111.62 Sq.m											
RG provided on Terrace	645.37 Sq.m											
Total RG provided	1,104.36 Sq.m											
14	Power requirement	<p data-bbox="735 659 1544 695">During Operation Phase:</p> <table border="1"> <tr> <td data-bbox="735 695 1101 730">Details</td> <td data-bbox="1101 695 1544 730"></td> </tr> <tr> <td data-bbox="735 730 1101 804">Connected Load (kW)</td> <td data-bbox="1101 730 1544 804">2110 KW (Rehab) and 3865 KW (Sale)</td> </tr> <tr> <td data-bbox="735 804 1101 877">Demand Load (kW)</td> <td data-bbox="1101 804 1544 877">856 KW (Rehab) and 1119 (Sale)</td> </tr> </table>	Details		Connected Load (kW)	2110 KW (Rehab) and 3865 KW (Sale)	Demand Load (kW)	856 KW (Rehab) and 1119 (Sale)				
Details												
Connected Load (kW)	2110 KW (Rehab) and 3865 KW (Sale)											
Demand Load (kW)	856 KW (Rehab) and 1119 (Sale)											
15	Energy Efficiency	<p data-bbox="735 886 1544 921">Overall energy savings – 18.6 %</p> <p data-bbox="735 921 1544 953">Energy savings through renewable component – 5.4%</p>										
16	D.G. set capacity	NA										
17	Parking 4W & 2W	<p data-bbox="735 1001 1544 1037">4 Wheelers – 272 nos</p> <p data-bbox="735 1037 1544 1068">2 Wheelers – 51 nos</p>										
18	Rain water harvesting scheme	60 cum										
19	Project Cost in (Cr.)	137.5 Cr										
20	EMP Cost	<p data-bbox="735 1159 1544 1194">Construction Phase – 29.05 Lakhs</p> <p data-bbox="735 1194 1544 1226">Operation Phase – 405.02 Lakhs</p>										
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)										

ANNEXURE - B

EMP for Construction Phase

EMP FOR AIR ENVIRONMENT

- **Construction Phase (EMP for Air Environment):**

To mitigate the impacts of PM₁₀ & PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:

Dust Control Plan:

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

Vehicle Emission Controls and Alternatives

- During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate.
- Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation

Procedural Changes to construction activities**Idle time reduction:**

Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cool down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.

Improved Maintenance:

Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular

maintenance requirements.

Reduction of On-Site Construction Time:

Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

▪ **Operation Phase (EMP for Air Environment):**

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

RG Development

Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level to a large extent.

EMP FOR NOISE ENVIRONMENT

▪ **Construction Phase (EMP for Noise Management):**

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation:

Noisy construction equipment has not been allowed to use at night time.

Job Rotation and Hearing Protection:

Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Other Measures:

- Developer must ensure barricading for minimum of 5 m (as the site is adjacent to

road)

- During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles
- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flat bed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

▪ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

Noise Emission Control Technologies

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for meeting the ambient noise standard whichever is on higher side.

RG Development

The following species can be used, as in a greenbelt, to serve as noise breakers:

- *Acacia auriculiformis*
- *Anonasquamosa*
- *Acacia farnesiana*
- *Acacia mearnsii*
- *Acacia nilotica*
- *Achras sapota*

EMP FOR WATER ENVIRONMENT

Construction Phase (EMP for Water Management):

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

- Avoid excavation during monsoon season
- Care has been taken to avoid soil erosion
- Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains.

- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution.
- All stacking and loading area has been provided with proper garland drains, equipped with baffles, to prevent run off from the site, to enter into any water body.

▪ **Operation Phase (EMP for Water Management):**

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

Wastewater Treatment Scheme

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

Other Measures:

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

EMP FOR LAND ENVIRONMENT**Construction Phase:****Construction Debris:**

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fiber insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

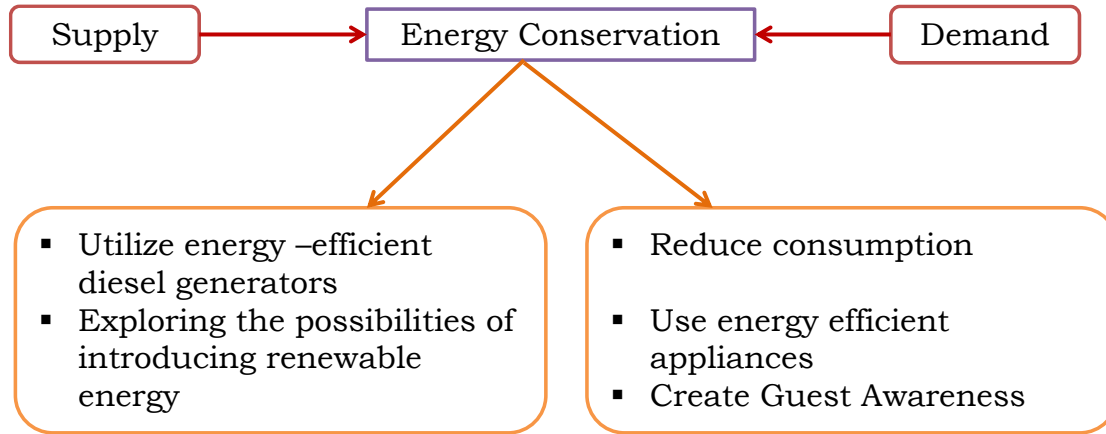
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Tran-boundary Movement) Rules, 2008.

Operation Phase:

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

Architectural design

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.
- The green areas has been spaced, so that a significant reduction in the temperature can take place

Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

Monitoring Programme for Project

Sr. No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , CO	Half yearly (24 hr. average samples) during construction phase and annual during operation phase.
2	Groundwater (Portability testing)	Project Site	Drinking water parameters as per Standards	Half yearly
3	Ambient Noise	Project Site	dB (A) levels	Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable water standards	Half yearly
5	Soil Quality	Project Site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
6	Waste Characterization	Educational	Physical and Chemical composition	Daily
7	Treated Water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

ANNEXURE - C

BUDGETARY ALLOCATION DURING CONSTRUCTION PHASE

No.	Component	Description	Capital Cost in Lakhs Rs
1	Barricading and Dust Suppression	Air Pollution and Erosion Control	3
2	PPE for Workers (Gloves, Shoes etc.)	Site Safety and Health Safety	2
3	Bio Toilets and Basins	Site sanitation	1.5
4	Health Check –up	Health safety	2
5	Air, Water, Soil and noise monitoring	Environmental monitoring	1.5
6	Portable STP	Treatment of wastewater during construction phase	5
7	DMP	Personal Protective Equipments, Fire Safety, etc	14.05
Total			29.05

BUDGETARY ALLOCATION DURING OPERATIONAL PHASE

No.	Component	Description	Capital Cost in Lakhs Rs	O/M Cost in Lakhs Rs. Per yr
1	STP	Waste Water Treatment	20	AMC – 6.6 (1 year) 10 years – 66
2	Rain Water Harvesting	To harvest and recycle rain water	10	1
3	Solid Waste Management	To treat biodegradable solid waste by composter	15	4.5 (including operators)
4	Solar System	Solar lightning	15	1.5
5	Landscaping	RG Development	10	2.5 (including gardeners)
6	Low Flow Devices	Plumbing Fixtures	238	23.8
7	DMP	Flood management, Fire Safety, Personal Protective equipment's, etc	97.02	4.8
Total			405.02	44.7

The above budgetary allocations are the approximate values

Till the date approximately **Rs. 18 Lakhs** were spent on maintenance of Environmental Management Plan. The letter is attached for reference.

EMP Expenditure letter



Date: 26.06.2023

Undertaking

We, **M/s. IM Buildcon Pvt. Ltd.**, have received EC for Proposed Residential cum Commercial redevelopment known as "Applaud 38" at Plot bearing CTS no. 18(pt), 36A/1(pt), 36A/2(pt), 38A & 62 A/7, Village- Dindoshi, Taluka- Malad, Mukadam compound, Sahakarwadi, G.M. Link Road, P South ward of MCGM, Goregaon. (EC Identification No. - EC22B038MH110509 dated 10/01/2022)

We would like to state that till date Rs. 18,00,000/- (Eighteen Lakhs Only) has been incurred on Environment Management Plan.

Thanking you,

Yours faithfully,

For, **M/s. IM Buildcon Pvt. Ltd.**

Authorized Signatory



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