



NAVKAR DEVELOPERS

A-103, Vishnu Apartment, L.T. Road, Babhai Junction, Borivali (West), Mumbai - 92 / Email : ipsitent@yahoo.com

Date:19th -04-2024

To,
Member Secretary, SEIAA,
Environment Department,
Mantralaya,
Mumbai - 400032

Sub: Submission of Compliance Report for redevelopment of Residential cum Commercial building under SRA scheme on plot bearing F.P. No. 70, Village-Kaneri, Taluka Borivali, Mumbai, State - Maharashtra.

Ref: Environmental Clearance letter no. EC22B038MH141127 dated 25.07.2022.

Dear Sir,

This is with reference to Environmental Clearance letter No. EC22B038MH141127 dated 25.07.2022; from Environment Department of Government of Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2023 to March 2024) along with duly filled data sheet.

Thanking you,
Yours faithfully,
For M/s. Navkar Developers
FOR NAVKAR DEVELOPERS

PARTNER

PARTNER

Enclosed: Copy of Compliance Report for the period of from October 2023 to March 2024.

Cc: 1.Regional Office, MPCB, Sion Mumbai
2. Director, MoEF, Nagpur



Navkar Developers <navkardevelopers123@gmail.com>

Six Monthly Compliance Monitoring Report_October 2023 to March 2024_Navkar Developers

1 message

Navkar Developers <navkardevelopers123@gmail.com>
To: psec.env@maharashtra.gov.in

Tue, Apr 23, 2024 at 11:12 AM

Dear Sir,

This is with reference to Environmental Clearance **letter No. EC22B038MH141127 dated 25.07.2022** from the Environment Department of Government of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2023 to March 2024** along with duly filled data sheet for redevelopment of **Residential cum Commercial building under SRA scheme** on plot bearing F.P. No. 70, Village- Kaneri, Taluka Borivali, Mumbai, State – Maharashtra.

Thanks and regards
M/s. Navkar Developers

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3936K



NAVKAR DEVELOPERS

A-103, Vishnu Apartment, L.T. Road, Babhai Junction, Borivali (West), Mumbai - 92 / Email : ipsitent@yahoo.com

Date: 19-04-2024

To,
Regional Officer,
Maharashtra pollution Control Board
Kalpataru Point, 1st floor,
Opp.PVR Theatre, Sion (E),
Mumbai-400022.

Sub: Submission of Compliance Report for redevelopment of Residential cum Commercial building under SRA scheme on plot bearing F.P. No. 70, Village-Kaneri, Taluka Borivali, Mumbai, State - Maharashtra.

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FOR NAVKAR DEVELOPERS

PARTNER

PARTNER

Enclosed: Copy of Compliance Report for the period of from October 2023 to March 2024

Cc: 1.Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur



Navkar Developers <navkardevelopers123@gmail.com>

Six Monthly Compliance Monitoring Report_October 2023 to March 2024_Navkar Developers

1 message

Navkar Developers <navkardevelopers123@gmail.com>

Tue, Apr 23, 2024 at 11:11 AM

To: romumbai@mpcb.gov.in

Cc: sromumbai4@mpcb.gov.in

Dear Sir,

This is with reference to Environmental Clearance **letter No. EC22B038MH141127 dated 25.07.2022** from the Environment Department of Government of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2023 to March 2024** along with duly filled data sheet for redevelopment of **Residential cum Commercial building under SRA scheme** on plot bearing F.P. No. 70, Village- Kaneri, Taluka Borivali, Mumbai, State – Maharashtra.

Thanks and regards

M/s. Navkar DevelopersVirus-free.www.avg.com**Six Monthly Compliance Monitoring Report_Navkar Developers_October 2023 to March 2024.pdf**

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NAVKAR DEVELOPERS

A-103, Vishnu Apartment, L.T. Road, Babhai Junction, Borivali (West), Mumbai - 92 / Email : ipsitent@yahoo.com

Date:19th -04-2024

To,
Ministry of Environment, Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur - 440 001

Sub: Submission of Compliance Report for redevelopment of Residential cum Commercial building under SRA scheme on plot bearing F.P. No. 70, Village-Kaneri, Taluka Borivali, Mumbai, State – Maharashtra.

Ref: Environmental Clearance letter no. EC22B038MH141127 dated 25.07.2022.

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Yours faithfully,

For M/s. Navkar Developers
FOR NAVKAR DEVELOPERS

Partner

PARTNER

Enclosed: Copy of Compliance Report for the period of from October 2023 to March 2024.

Cc:

1. Regional Office, MPCB, Sion Mumbai.
2. Environment Department, Mantralaya, Mumbai



Navkar Developers <navkardevelopers123@gmail.com>

Six Monthly Compliance Monitoring Report_October 2023 to March 2024_Navkar Developers

1 message

Navkar Developers <navkardevelopers123@gmail.com>
To: EC Compliance Maharashtra <eccompliance-mh@gov.in>
Bcc: pristineconsultants@gmail.com

Tue, Apr 23, 2024 at 10:54 AM

Dear Sir,

This is with reference to Environmental Clearance **letter No. EC22B038MH141127 dated 25.07.2022** from the Environment Department of Government of Maharashtra.

We are enclosing herewith the detailed **Six Monthly Compliance Monitoring Report** for the period of **October 2023 to March 2024** along with duly filled data sheet for redevelopment of **Residential cum Commercial building under SRA scheme** on plot bearing F.P. No. 70, Village- Kaneri, Taluka Borivali, Mumbai, State – Maharashtra.

Thanks and regards
M/s. Navkar Developers

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3935K

COMPLIANCE REPORT

(OCTOBER 2023 TO MARCH 2024)

For

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING UNDER SRA SCHEME

(ENVIRONMENTAL CLEARANCE LETTER NO. EC22B038MH141127 dated 25.07.2022)

**At plot bearing F.P. No. 70 Village- Kanheri, Taluka Borivali,
Mumbai, State - Maharashtra**

Proposed By

M/s. Navkar Developers

Project Details

| Sr. No. | Particulars | Details | | | | | | | | | | | | |
|---------|---|---|--------|------------|---------|----|----------------------|---|----|----------------------|--|----|------------|-------------------------------|
| 1 | Project type :River- valley/mining /Industry/Thermal/Nuclear/other(specify) | Construction Project | | | | | | | | | | | | |
| 2 | Name of the Project | Proposed Residential cum Commercial building under SRA scheme | | | | | | | | | | | | |
| 3 | Clearance letter(s)/OM and Date | EC letter No.: EC22B038MH141127 dated 25.07.2022 | | | | | | | | | | | | |
| 4 | Location | At plot bearing F.P. No. 70, Village- Kaneri, Taluka Borivali, Mumbai, State – Maharashtra . | | | | | | | | | | | | |
| | a) District(s) | Mumbai | | | | | | | | | | | | |
| | b) State(s) | Maharashtra | | | | | | | | | | | | |
| | c) Latitude/Longitude | N : 19°08'41.14" E : 72°55'35.87" | | | | | | | | | | | | |
| 5 | Address of correspondence | | | | | | | | | | | | | |
| | a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers) | Mr. Prasana Gadkari A/103, Vishnu Apartment, L. T.Road, Borivali (West), Mumbai-400 092 Contact number: 9702523061 Fax : - E mail : mailto:ipsitent@yahoo.com | | | | | | | | | | | | |
| | b) Address of Executive Project Engineer/Manager(with pin code/fax numbers) | Same as above | | | | | | | | | | | | |
| 6 | Salient features | | | | | | | | | | | | | |
| | a) of the Project | The Proposed project consist of <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Sr No.</th> <th>Bldg. Name</th> <th>Config.</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Bldg. No.I Wing A</td> <td>B+ Pt. G & Pt. Stilt+ pt to 5th Podium & pt. Residential + 6thE Deck Level + 7th to 1sth (pt) Floor</td> </tr> <tr> <td>2.</td> <td>Bldg. No.I Wing B</td> <td>B +Pt. G & Pt. Stilt + pt to 5th Podium & Pt. Residential floor+ 6th EDeck level+ th to 20th Floor</td> </tr> <tr> <td>3.</td> <td>Bldg. No.I</td> <td>B + Grto 6th floor pt. podium</td> </tr> </tbody> </table> | Sr No. | Bldg. Name | Config. | 1. | Bldg. No.I Wing A | B+ Pt. G & Pt. Stilt+ pt to 5th Podium & pt. Residential + 6thE Deck Level + 7th to 1sth (pt) Floor | 2. | Bldg. No.I Wing B | B +Pt. G & Pt. Stilt + pt to 5th Podium & Pt. Residential floor+ 6th EDeck level+ th to 20th Floor | 3. | Bldg. No.I | B + Grto 6th floor pt. podium |
| Sr No. | Bldg. Name | Config. | | | | | | | | | | | | |
| 1. | Bldg. No.I Wing A | B+ Pt. G & Pt. Stilt+ pt to 5th Podium & pt. Residential + 6thE Deck Level + 7th to 1sth (pt) Floor | | | | | | | | | | | | |
| 2. | Bldg. No.I Wing B | B +Pt. G & Pt. Stilt + pt to 5th Podium & Pt. Residential floor+ 6th EDeck level+ th to 20th Floor | | | | | | | | | | | | |
| 3. | Bldg. No.I | B + Grto 6th floor pt. podium | | | | | | | | | | | | |

| | | | |
|----|---|---|--------------------------|
| | | Wing C (Ramp) +7th to 22nd Residential Floor | |
| | | with total 190 and shops 11 Nos. | |
| | b) of the Environmental Management Plan | Details of the total Sewage Treatment Plant 1 of total 130 KLD capacity (i.e MBBR tech), Solar system, Rain Water Harvesting and Solid waste management through OWC are given in Annexure | |
| 7 | Break up of the project area | | |
| | a) submergence area : forest & non-forest | NA | |
| | b) Others | Total Plot area: 2,117.80 m ² | |
| | | FSI area | 10,321.23 m ² |
| | | Non FSI area | 13,687.82 m ² |
| | | Total Construction Area | 24,009.05 m ² |
| 8 | Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/ | | |
| | a) SC, ST / Adivasis | N.A. | |
| | b) others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey) | N.A. | |
| 9 | Financial details: | | |
| | a) Project cost as originally planned and subsequent revised estimates and the year of price reference | Rs. 70 Crore | |
| | b) Allocation made for environmental management plans with item wise and year wise break-up | Construction Cost | 76 Lakhs |
| | | Operation & Maintenance Cost | 19.6 Lakhs/yr. |
| | c) Benefit cost ratio/Internal rated of Return and the year of assessment | N.A. | |
| | d) Whether (c) includes the cost of environmental management as shown in the above | N.A. | |
| | e) Actual expenditure incurred on the environmental management plans so far | N.A. | |
| 10 | Forest land requirement | No Forest Land Required. | |
| | a) The status of approval for diversion of | N.A. | |

| | | |
|----|---|---|
| | forest land for non-forestry use | |
| | b) The status of clearing felling | N.A. |
| | c) The status of compensatory | N.A. |
| | d) afforestation, if any | N.A. |
| | e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far | N.A. |
| 11 | The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information | N.A. |
| 12 | Status of construction | |
| | a) Date commencement (Actual and/or planned) | |
| | b) Date of completion (Actual and/or planned) | |
| 13 | Reasons for the delay if the project is yet to start | NA |
| 14 | Dates of site visits | |
| | a) The dates on which the project was monitored by the Regional office on previous occasions, if any | Site not yet visited by official of MoEF Regional Office, Nagpur. |
| | b) Date of site visit for this monitoring report | Not yet finalized. |
| 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) (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) | Environmental Clearance letter No. EC22B038MH141127 dated 25.07.2022 received from SEIAA Government of Maharashtra. |

PRESENT STATUS OF RESIDENTIAL CUM COMMERCIAL PROJECT “M/S. NAVKAR DEVELOPERS”

| Sr. No. | Work Status |
|----------------|---|
| 1 | RCC slab completed up to 8 th floors |
| 2 | Block work completed up to 6 th floors |

Compliance to Environmental Clearance letter No.: EC22B038MH141127 dated 25.07.2022.

| SPECIFIC CONDITIONS | | |
|-----------------------------|---|--|
| A. SEAC CONDITIONS:- | | |
| | Conditions | Compliance |
| 1. | PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra. | We have Obtained the approval plan from SRA vide letter No. SRA/RC/PVC/0046/202211214 /Comp. dt. 07.01.2022 and same approval has been submitted during the meeting. Accordingly, committee has granted EC to the project. |
| 2. | PP to obtain following NOCs: a) Tree NOC; b) Storm Water Drain remarks; c) SWM/C& D NOC; d) Civil Aviation NOC. | We obtained all requisite NOC's for Project. |
| 3. | PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water | Will complied. |
| 4. | PP to submit revise RG area calculation reducing open to sky area of STP shown in RG; PP to provide 1.5 Mtr. parapet wall around open to sky portion of STP. | We have not considered cut out of STP for open to sky area in the RG calculations. We have provided 1.5 mtr. Parapet wall around Open to sky area of STP. |
| 5. | PP to submit revise tree list including nos. of trees to be planted in Miyawaki plantation. | Revise tree list including no. of trees to be planted in Miyawaki plantation submitted during the appraisal of the project |
| 6. | PP to submit revise energy calculation with terrace floor plan including nos. of solar panel considering shadow analysis; PP to ensure that energy saving from renewable sources should be minimum 5%; PP to ensure that over all energy saving from the project site is minimum 20%. | We will achieve the around 12.0 % of the Energy saving through Renewable source. |
| 7. | PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & include cost of same in operation phase of EMP; PP to include DMP in EMP & accordingly revise EMP. | We have considered provision of LFD during Operation Phase as plumbing fixtures, and cost of also considered |

| 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. | Noted |
| 2. | PP to achieve at least 5% of total energy requirement from solar/other renewable sources. | We will achieve the around 12.0 % of the Energy saving through Renewable source. |
| 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 | We agree |
| 4. | SEIAA after deliberation decided to grant EC for- FSI area of 8,468.89 m ² , Non FSI area of 12,011.59 m ² , Total BUA of 20,480.48 m ² . (Plan approval No. SRA /RC/ PVC/ 0046/ 202211214/ Comp.dated 07.01.2022). | We agree |
| 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 | Solid waste generated is properly collected and segregated. Dry waste is handed over to Municipal corporation bin. |
| (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. | The muck is disposed with the permissions of competent authority at approved site. As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people. Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application. |

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| (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. | No hazardous waste generated during construction and operation phase. However, the disposal of the same shall be done as per CPCB /MPCB norms applicable to hazardous waste. |
| (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. | Adequate drinking water and sanitary facilities is provided to workers. The waste generated from the labour is mostly household waste, which is collected and disposed in Municipal Solid Waste Management Facility. |
| (v) | Arrangement shall be made that waste water and storm water do not get mixed. | The Storm water drains and sewer lines will be separately provided on site. This arrangement shall ensure that storm water and sewage will not mix. |
| (vi) | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices. | Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC. |
| (vii) | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | The drinking water quality is monitored through MoEF recognized laboratory. Monitoring reports are attached. We are not using ground water for construction purpose as well as operational phase. |
| (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, | We are not using ground water in 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. | Water efficient sanitary fixtures will be provided during the operational phase of the project. |
| (x) | The Energy Conservation Building code shall be strictly adhered to. | We agree |

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| (xi) | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. | Top layer of soil is not reused for the redevelopment project. |
| (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 | Natural drainage system of area will not disturb. |
| (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. | Soil and water analysis is carried regularly from MoEF recognized laboratory. Monitoring reports are attached. |
| (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. | Noted |
| (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. | DG is used for the emergency backup only, Not installed yet |
| (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. | Noted |
| (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. | Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is also be made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas. |

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| (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. | The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory. Monitoring reports are attached. |
| (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. | We have complied to above & make necessary arrangements. The DG sets are provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986. |
| (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. | The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures. |

B). Operation Phase:-

| | | |
|-------|--|---|
| (i) | <p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p> | <p>Solid waste will be collected and segregated at source. Wet garbage will be treated in Mechanical composting machine and generated manure will be used for the Gardening. Dry solid waste will be disposed of on municipal solid waste management system.</p> |
| (ii) | <p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p> | <p>E-Waste generated from Household will be disposed through authorized vendor.</p> |
| (iii) | <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 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.</p> <p>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>STP will be certified by an independent expert. Sewage will be treated up to tertiary level. The treated sewage is reused for gardening and flushing purpose.</p> <p>The dual plumbing system will be provided at site to recycle the treated water for flushing purpose</p> <p>The plant will be designed as per standards prescribed by Maharashtra Pollution Control Board.</p> |

| | | |
|--------|---|--|
| (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. | STP, MSW disposal, green belt facility will be provided before the OC. |
| (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. | We agree. |
| (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. | <p>The site is accessible by 18.30 m wide existing Jambli Road. Borivali Station is 0.2 km away from the site.</p> <p>Entry & Exit to the project will be located in such way that it won't affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space will be provided for completed buildings.</p> |
| (vii) | PP to provide adequate electric charging points for electric vehicles (EVs). | We agree |
| (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. | <p>Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety.</p> <p>10 nos. of Trees are on site.</p> |
| (ix) | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards | At present project head himself is managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary environmental safeguards. |

| | | |
|--------|--|--|
| (x) | <p>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.</p> | <p>Separate funds are allocated for implementation of environmental protection measures. Break - up of EMP budget is attached</p> <p>The funds for implementation of environmental protection measures/EMP are provided as per planned requirement.</p> <p>Expenditure on EMP will be done as planned. However, year-wise expenditure was not submitted to MPCB & Env. Dept. as the project is still under progress.</p> |
| (xi) | <p>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</p> | <p>Copy of the advertisement was published in two local newspapers English and Marathi</p> |
| (xii) | <p>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.</p> | <p>We have submitted the half yearly compliance reports to regional office of MPCB, Environment Department and MoEF Nagpur</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>Noted and complied.</p> |

| | | |
|---|---|---|
| | <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, 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.</p> | <p>We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data.</p> <p>Web link : www.ipsitprojects.com</p> <p>The monitoring Reports are sent with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF & CC, Nagpur.</p> |
| <p>C). General EC Conditions:-</p> | | |
| (i) | <p>PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.</p> | <p>We agree and complying the conditions stipulated by SEAC & SEIAA.</p> |
| (ii) | <p>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.</p> | <p>Consent for establish was obtained vide letter noFormat-1.0/JD(WPC)/UANNo.0000135971 /CE/2207001332 dated 26.07.2022</p> |
| (iii) | <p>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.</p> | <p>We have started the work on site after the receipt of the EC.</p> |
| (iv) | <p>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.</p> | <p>The monitoring Reports are sending with Compliance reports to RO of MPCB. Environment Mantralaya RO MoEF & CC, Nagpur.</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) 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.</p> | <p>Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities</p> <p>Noted</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 to add additional environmental protection measures required, if any.</p> | <p>We agree</p> |
| (vii) | <p>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.</p> | <p>Not applicable</p> |

| | | |
|-----|--|---|
| (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. | We understand the issue and shall be abided accordingly |
| (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. | We agree |
| (6) | In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986. | We agree |
| (7) | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time. | Noted |

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



ANNEXURE - I

PROJECT DETAILS

Project Name: Proposed redevelopment of Residential cum Commercial building under SRA scheme on plot bearing F.P. No. 70, Village-Kaneri, Taluka Borivali, Mumbai, and Maharashtra.

Developers Name: M/s. Navkar Developers

AREA STATEMENT

| Sr. No. | Particulars | Area |
|----------------|-------------------------|--------------------------|
| 1. | Plot Area | 2,117.80 m ² |
| 2. | FSI Area | 10,321.23 m ² |
| 3. | Non FSI AREA | 13,687.82 m ² |
| 4. | Total Construction area | 24,009.05 m ² |

ANNEXURE – II

SOLID WASTE MANAGEMENT PLAN

- Wet Garbage: 260 kg/day.
- Dry Garbage: 173 kg/day.
- E Waste: 2.1(Separate storage place is provided for E Waste)
- STP Sludge (dry): 1 KLD
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non- biodegradable waste is separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

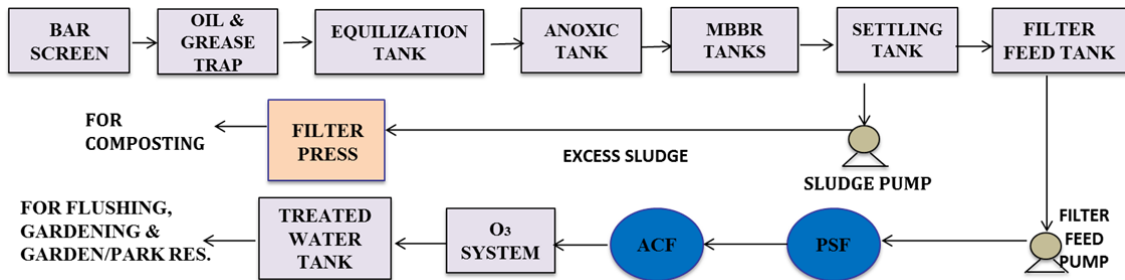
ANNEXURE III

Sewage Treatment Plant

Sewage Generation: 110KLD

Total STP Capacity: 130 KLD

Technology Used: MBBR



ANNEXURE V

Environmental Management Plan during Construction Phase

| Sr. No. | Environmental Components | Predicted Impacts | Probable source of Impact | Mitigation Measures | Remarks |
|---------------------------|---------------------------------|---|---|---|---|
| CONSTRUCTION PHASE | | | | | |
| 1. | Ambient Air Quality | Negative impact inside construction site premises. No negative impact outside site. | Dust emissions from excavation, air emissions from machinery and other construction activities at site. | Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments | Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities. |
| 2. | Noise | Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area. | Noise generated from construction activities and operation of construction equipment and DG sets | Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff. | Temporary impacts during construction phase. No blasting or other high noise activities envisaged. |

| | | | | | |
|----|------------|---------------------------------|--|---|--|
| 3. | Water | No significant negative impact. | Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp. | Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks. | Labours are employed to reduce size of labour camps. No perennial surface water resource adjacent to site. |
| 4. | Land | Minor negative impact | Excavation, Construction debris, waste from labour camp. | Reutilization and recycling of construction debris Waste from labour camps was collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase. | - |
| 5. | Aesthetics | Minor negative impacts | Construction activities and Excavation | The impacts is compensated by extensive tree plantation and gardening in the use phase. | Short term impact restricted only in the initial stages of construction. |

ANNEXURE VI

EMP COST

| Component | Capital Cost (Rs. In Lakhs) | O & M Cost (Rs. In Lakhs/year) |
|---------------------------------|--|---|
| STP (Tertiary) | 33 | 8 |
| Solar System | 16 | 1.0 |
| Rain Water Harvesting | 12 | 0.6 |
| Solid waste Composting plant | 12 | 5 |
| Landscape development | 3 | 1 |
| Environmental Monitoring | - | 4 |
| DMP Cost | 150 | 10.0 |
| Total Cost | 226 | 29.6 |

ANNEXURE VIII

SITE PHOTOGRAPHS



SITE PHOTO



LABOUR CAMP



WATER FACILITY

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

TEST REPORT

| | | | | |
|--|--|-----------------------------|----------------------------------|---------------|
| Test Report No: - | GESEC/PRO/AAQM/2023-24/04/223 | Report Date | 18.03.2024 | |
| Sample ID: - | GESEC/PRO/AAQM/2023-24/04/223 | | | |
| Name & Address of the Customer | M/s. NAVKAR DEVELOPERS. Redevelopment under SRA Scheme vide Regulation 33 (11) of DCPR 2034 at plot bearing F. P. No. 70, village Kanheri, Borivali (W), Taluka- Borivali, Dist. Mumbai, Maharashtra | | | |
| AMBIENT AIR SAMPLE DETAILS | | | | |
| Type | Sampling Location | Sampling done by | Sampling Time (Total Hrs) | |
| Ambient Air | Project Site | Client | 8 Hrs. | |
| Date of Sampling | Sample Receipt Date | Startt Analysis Date | Analysis End Date | |
| 12.03.2024 | 13.03.2024 | 13.03.2024 | 16.03.2024 | |
| Parameters | Method | Unit | NAAQ Standards | Result |
| Particulate Matter PM ₁₀ | IS:5182 (PART 4):2019 | µg/m ³ | ≤ 100 | 78.2 |
| Particulate Matter PM _{2.5} | IS:5182 (PART 24):2019 | µg/m ³ | ≤ 60 | 26.8 |
| Sulphur Dioxide (SO ₂) | IS:5182 (PART 2):2017 | µg/m ³ | ≤ 80 | 33.4 |
| Oxide of Nitrogen (NO ₂) | IS:5182 (PART 6):2018 | µg/m ³ | ≤ 80 | 38.2 |
| Remark- | | | | |
| ➤ All above results are within National Ambient Air Quality standards. | | | | |



END OF REPORT

Sneha Hande

Ms. Sneha Hande
(Quality Manager)
Reviewed & Authorized By

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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
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- If on site there is no proper sampling location, source or port available the result of testing is not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026

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| TEST REPORT | | | |
|---|--|--|----------------------|
| Test Report No: - | GESEC/PRO/ANLM/2023-24/04/224 | Report Date | 18.03.2024 |
| Sample ID: - | GESEC/PRO/ANLM/2023-24/04/224 | | |
| Name & Address of the Customer | M/s. NAVKAR DEVELOPERS. Redevelopment under SRA Scheme vide Regulation 33 (11) of DCPR 2034 at plot bearing F. P. No. 70, village Kanheri, Borivali (W), Taluka- Borivali, Dist. Mumbai, Maharashtra | | |
| AMBIENT NOISE SAMPLE DETAILS | | | |
| Type | Ambient Noise | | |
| Sampling done by | Client | | |
| Standard method | As Per IS: 9989:2020 | | |
| Date of Monitoring | 12.03.2024 | | |
| Timing of Monitoring | Unit | Results | CPCB Standards dB(A) |
| Location | Project site | | |
| Day | dB(A) Leq | 55.6 | 55* |
| Night | dB(A) Leq | 44.7 | 45* |
| Remark- <ul style="list-style-type: none"> ➤ Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.) Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.) ➤ *As per Code of practice for Controlling Noise prescribed by Noise Pollution Committee from Sources other than Industries and Automobiles, the maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq (5 min.) in other areas. http://envfor.nic.in/citizen/specinfo/noise.html | | | |
|  | |  Ms. Sneha Hande (Quality Manager) Reviewed & Authorized By | |

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| TEST REPORT | | |
|---|---------------------------|--|
| Test Report No – GESEC/PRO/W/2023-24/04/225 | Date of Reporting | 18.03.2024 |
| Sample ID - GESEC/PRO/W/2023-24/04/225 | Sample Details | Drinking Water |
| Name & Address of the Customer - M/s. NAVKAR DEVELOPERS. Redevelopment under SRA Scheme vide Regulation 33 (11) of DCPR 2034 at plot bearing F. P. No. 70, village Kanheri, Borivali (W), Taluka- Borivali, Dist. Mumbai, Maharashtra | Type of Sample | Water |
| | Volume Of Sample | 2 Lit Plastic Can+250ml Sterile Bottle |
| | Sample Status | Sealed |
| | Sample Collected By | Client |
| | Date of Sample Collection | 12.03.2024 |
| | Analysis End Date | 16.03.2024 |
| | Sampling Location | Project site |

| WATER ANALYSIS REPORT | | | | |
|----------------------------------|--------|-----------------------------|-----------|-----------------------------------|
| Parameter | Result | Limits as per IS 10500:2012 | Unit(s) | Standard Method |
| Physical Parameter | | | | |
| Turbidity | <0.1 | Max1 | NTU | IS:3025 Part 10 :2019 |
| TDS | 132 | Max 500 | mg/l | IS:3025 Part 16 :2017 |
| Color | <5 | Max 5 | Hazen | IS:3025 Part 4:2021 |
| Chemical Parameter | | | | |
| pH | 7.21 | 6.5 to 8.5 | -- | APHA 4500H+B, 24th Edition:2023 |
| Total Hardness | 41.10 | Max 200 | mg/l | IS:3025 Part-21:2019 |
| Total Alkalinity | 38.32 | Max 200 | mg/l | IS:3025 Part-23:2019 |
| Sulphate | 10.11 | Max 200 | mg/l | IS:3025 Part-24:2019 |
| Chloride | 13.69 | Max 250 | mg/l | IS:3025 Part-32:2019 |
| Calcium (as Ca) | 8.71 | Max 75 | mg/l | IS:3025 Part-40:2019 |
| Magnesium (as Mg) | 4.22 | Max 30 | mg/l | APHA 3500- Mg, B24th Edition:2023 |
| Elemental Analysis | | | | |
| Iron as Fe | <0.025 | Max 0.3 | mg/l | IS:3025 Part 53:2019 |
| Microbiological Parameter | | | | |
| Total Coliform | Absent | Absent | Per 100ml | IS 15185.2016 |
| E.coli. | Absent | Absent | Per 100ml | IS 15185.2016 |

Remark(s):

- The above water sample is Comply with required limit as per IS 10500:2012.



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TEST REPORT

| | | | | |
|---|---------------|-------------|---|------------|
| Test Report No: GESEC/PRO/SO/2023-24/04/226 | | | Date of Report | 18.03.2024 |
| Sample ID: GESEC/PRO/SO/2023-24/04/226 | | | Date of Sampling | 12.03.2024 |
| Name and Address of the Customer - M/s. NAVKAR DEVELOPERS. Redevelopment under SRA Scheme vide Regulation 33 (11) of DCPR 2034 at plot bearing F. P. No. 70, village Kanheri, Borivali (W), Taluka- Borivali, Dist. Mumbai, Maharashtra | | | Date of Sample Collection | 12.03.2024 |
| | | | Start Date of Analysis | 13.03.2024 |
| | | | End Date of Analysis | 18.03.2024 |
| | | | Sample Details | Soil |
| | | | Nature of sample | Solid |
| | | | Sample Collected By | |
| Parameter | Result | Unit | Standard Method | |
| Colour | Brown | -- | APHA : 22 nd edition-(2540-E) | |
| pH | 7.61 | -- | IS 2720 (Part 26): 2021 | |
| Water Content/Moisture | 2.8 | % | IS 2720 (Part 2) 2020 | |
| Electrical Conductivity | 6.1 | mhos/Cm | IS 14767:2021 | |
| Organic Carbon | 4.3 | % | Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.84-85: 2011 | |
| Cation Exchange Capacity | 47.4 | Meq/100g m | Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.74-75: 2011 | |
| Available Nitrogen | 65.3 | mg/Kg | Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.89-90: 2011 | |
| Available Phosphorous as PO4 | 41.5 | mg/Kg | Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.95:2011) | |
| Available Potassium as K | 71.2 | mg/Kg | Method manual, Soil testing in India (Department of agriculture and cooperation, Ministry of agri. Government of India, Page No.149:2019) | |
| Sodium | 2.1 | mg/kg | IS:9497-2020 | |
| Copper | <2 | mg/kg | USEPA-3050B,Rev 2 December (1996) | |
| Zinc | <2.5 | mg/kg | Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.109-110:2011 | |
| Total Chromium | <5 | mg/kg | USEPA-3050B,Rev 2 December (1996) | |
| Cadmium | <5 | mg/kg | USEPA-3050B,Rev 2 December (1996) | |
| Lead | <1 | mg/kg | USEPA-3050B,Rev 2 December (1996) | |



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