

Consent

From: Consent
Sent: 16 September 2025 19:30
To: 'sromumbai3@mpcb.gov.in'
Subject: Submission of Half-Yearly Post Monitoring Report for the period of October, 2024 - March, 2025 for Proposed Commercial Development Jogeshwari, Mumbai M/s. Emine Realty Pvt Ltd
Attachments: PMR_RMZ_Oct,24-Mar,25.pdf

To,
The SRO Mumbai-III,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400022.
Maharashtra

Subject: Submission of Half-Yearly Post Monitoring Report for the period of October, 2024 - March, 2025 for Proposed Commercial Development under the CBD Scheme at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai M/s. Emine Realty Pvt Ltd

Reference: EC letter SIA/MH/MIS/55536/2019 dtd. 22.09.2021

Dear Sir,

This is with reference to the above subject for our project.

We, thereby, attaching the following documents as required for your kind perusal.

- Data Sheet.
- Compliance Report.
- Energy Conservation Report.
- Post Monitoring Report.
- Environmental Clearance letter.
- Consent copy.

This is for your kind information.

Thanking you,

Yours truly,

M/s. Emine Realty Pvt Ltd

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

Thanks & Regards,

DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



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

Landline: 022-2854-1647/48/49/67/68 info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

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From: Consent
Sent: 16 September 2025 19:30
To: 'ecompliance-mh@gov.in'
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Attachments: PMR_RMZ_Oct,24-Mar,25.pdf

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

Subject: Submission of Half-Yearly Post Monitoring Report for the period of October, 2024 - March, 2025 for Proposed Commercial Development under the CBD Scheme at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai M/s. MAHAL PICTURES PRIVATE LIMITED

Reference: **EC letter SIA/MH/MIS/55536/2019 dtd. 22.09.2021**

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This is with reference to the above subject for our project.
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Yours truly,
M/s. MAHAL PICTURES PRIVATE LIMITED

C.C TO: 1. MS, MPCB, Thane.

 2. Environment Department, Mantralaya, Mumbai.

Thanks & Regards,
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Date: 10th September 2025

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

Subject: **Submission of Half-Yearly Post Monitoring Report for the period of October, 2024 - March, 2025 for Proposed Commercial Development under the CBD Scheme at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai by M/s. Emine Realty Pvt Ltd (previously owned by M/s. Mahal Pictures Pvt Ltd)**

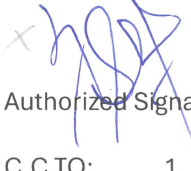
Reference: **EC letter SIA/MH/MIS/55536/2019 dtd. 22.09.2021**

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- Consent copy.

This is for your kind information.

Thanking you,
Yours Faithfully,
For, M/s. Emine Realty Pvt Ltd


Authorized Signatory

- C.C TO: 1. MS, MPCB, Thane.
2. Environment Department, Mantralaya, Mumbai

Emine Realty Private Limited

Kamalistan, Mahakali Caves Road End,
Ancheri East, Mumbai - 400058, Maharashtra.

Tel: +91 (80) 4000 4000
Email: gen@rmz.com

CIN: U70109MH2022PTC380733
Website: www.rmz.com

Date : 10th September, 2025

To,

The Director

Ministry of Environment, Forests & Climate Change,

Regional Office, West Central Zone,

New Secretarial Building, East wing, Civil Lane,

Near Old VCA stadium,

Nagpur - 440001.

Maharashtra.

Subject: Status Report for the period of October, 2024 – March, 2025.

Reference: EC letter SIA/MH/MIS/55536/2019 dtd. 22.09.2021

Dear Sir,

This is with reference to the above subject, for our Proposed Commercial Development under the CBD Scheme at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai M/s. MAHAL PICTURES PRIVATE LIMITED.

The present project status at site is as follows:

Bldg.	Wings	Status
N-10	-	Excavation work in progress
N-20	-	Excavation work in progress
N-30	-	Excavation work in progress
N-40	-	Excavation work in progress
N-50	-	Excavation work in progress
N-60	-	Excavation work in progress

Thanking you,

Yours Faithfully,

For, M/s. Emine Realty Pvt Ltd

✶ 
Authorized Signatory

Emine Realty Private Limited

Kamalistan, Mahakali Caves Road End,
Andheri East, Mumbai - 400058, Maharashtra.

Tel: +91 (80) 4000 4000
Email: gen@rmz.com

CIN: U70109MH2022PTC380733
Website: www.rmz.com

DATA SHEET

Developer

M/s. Emine Realty Pvt Ltd

at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Commercial Development
2.	Name of the project	Proposed Commercial Jogeshwari, Mumbai by M/s. Emine Realty Pvt Ltd
3.	Clearance letter (s) / OM/ no and date:	File No.: SIA/MH/MIS/55536/2019 dtd. 22.09.2021
4.	Location	Development under the CBD Scheme at r. No. 9 (Part) CTS no. 1 M/s. Emine Realty Pvt Ltd
a.	District (s)	Mumbai Suburban.
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Yogesh Hate B/2203, 22nd Floor, Oberoi Springs CHS LTD, Off New Link Road, Andheri West, Mumbai, 400053
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Mahesh Nagthane 1204, Tulip, C2, Runwal Garden City, Phase-1, Balkum, Thane West, Thane, 400608.
6.	Salient features	
a.	of the project	Total Plot Area: 47200 sq. m. As per FSI: 3,03,698 sq. m. Non FSI: 2,16,789 sq. m. Total Built – Up Area: 520487 sq. m.

b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 2700 KLD with SBR technology will be provided for treating the wastewater. 2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> • Dry wastes will be managed through recyclers. • Wet wastes will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	Total Plot Area: 47200 sq. m. As per FSI: 3,03,698 sq. m. Non FSI: 2,16,789 sq. m. Total Built – Up Area: 520487 sq. m.
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: Rs. 1555 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost – Rs. 855.62 Lakhs O & M Cost – Rs. 13.5 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs 110 Cr.
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 11475 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	

a.	Date of commencement (Actual and/or planned)	27-11-2024
b.	Date of completion (Actual and/ of planned)	31-03-2028
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	20.12.2024
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	SIA/MH/MIS/55536/2019 dtd. 22.09.2021 M/s. Emine Realty Pvt Ltd
	(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))	

COMPLIANCE REPORT

Developer

M/s. Emine Realty Pvt Ltd

at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	PP has obtained Concession Approval File no-P-4234/2019/(1)/K/EWARD/VYARAVLI/337/1/NEW on 16.7.2021
2.	PP had applied for CFO, water, SWD, HE, Sewer, Tree Authority NOCs from competent authority. PP to obtain and submit above NOCs	PP has obtained CFO, HE, SWD, Sewer, Tree Authority NOCs from competent authority. a) CFO NOC – File No. P-4234/2019/ (1)/K/E Ward/VYARAVLI obtained on 7.7.2021 b) HE NOC – File No. - HE/001097/2021/K/E/WS dated 12.08.2021 c)SWD NOC – File No. /000310/2021/K/E/WS dated 13.08.21 d)Sewer Lines Remarks – File No. Dy. Ch. E/S.P/2697/K/E dated 18/08/21 e) Tree NOC – File No. – DYSG/TA/Z-III/60/P dated 25.6.2021
3.	PP to ensure that at least 25% of four-wheeler parking should be provided with electric charging facilities.	Agreed. PP has provided 1836 (41.4%) of electric charging points.
4.	PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.	PP ensures to adopt water conservation measures by providing Low Flow Devices (LFD).
5.	PP to explore minimum 5% energy savings from renewable Sources.	Energy savings through Renewable sources would be about 8% for Energy Saving Calculations.
6.	PP to ensure proper collection, segregation and disposal of personal protective equipment used by residents considering the COVID-19 pandemic.	PP ensures that there would be proper collection, segregation and disposal of used masks, gloves and personal protective equipment, etc.
<u>SEIAA Specific Conditions -</u>		

1.	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 Environmental Clearance.	Noted. PP agrees to this condition.
2.	PP to provide grass pavers of suitable types and strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.	Noted. PP agrees to this condition.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted by PP.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted by PP.
5.	SEIAA after deliberation decided to grant EC for – FSI 3,03,698 m2, non-FSI-2,16,789 m2, Total BUA- 5,20,487 m2. (Plan Approval- P-4234/2019/(1)/K/Eward/VYARAVLI/337/1/NEW,dated-16.7.2021)	Yes, we received the EC for FSI 3,03,698 m2, non-FSI-2,16,789 m2, Total BUA- 5,20,487 m2.

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during	Used oil will be disposed through Authorized

	construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP reported that they are not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition is noted by PP.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There

		will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is noted by PP.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	PP reported that DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is noted by PP.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.

19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	- D.G. sets of 19 X 2000 kVA & 2 X 500 kVA are being provided as back up for Commercial buildings. - D.G. sets will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	STP with 2700 KLD capacities is proposed. Construction and installation of STP shall be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of	The provisions of STP, MSW disposal facility & Green Belt development will be completed before

	STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is noted by PP.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	• The green area proposed is 11475 m². Accordingly, same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms

		are planned in the complex. Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost: Rs. 855.62 lakhs O & M Cost: Rs. 13.5 lakhs/ yr
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The advertisement is published in two local newspapers. Also, the advertisement is displayed on our company's website.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP reported that they regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, PP noted the condition & agreeable to the same.
14.	The proponent shall upload the status of compliance of the stipulated EC conditions,	Regular monitoring is been carried out and the results of the same are submitted to concern

	including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	authority along with the report.
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General EC Conditions: -

	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted by PP.
	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	Obtained Consent to Establish from MPCB. - Consent No. • Format1.0/CAC-CELL/UAN No.0000109733/CE/2112001166 dtd 22.12.2021 - Copy is enclosed.
	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	PP reported that they regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also	Yes, PP noted the condition & agreeable to the same.

	be sent to the respective Regional Offices of MoEF by e-mail.	
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted by PP & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted by PP & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, PP noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act,	Condition is noted by PP.

	1991 and its amendments.	
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Condition is noted by PP.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Commercial Development

For

October, 2024 – March, 2025

Developer

M/s. Emine Realty Pvt Ltd

at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai

Prepared by

ENVIRO ANALYSTS & ENGINEERSP. LTD.,

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

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

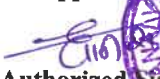
B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

TEST REPORT

Report No - EAEPL/W/12/24/02883C			Report Date – 27.12.2024
Name of Customer	M/s. Emine Realty Pvt Ltd		Reference – Verbal
Site Address	CBD Scheme at r. No. 9 (Part) CTS no. 1, Jogeshwari, Mumbai		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/12/24/02883C (Near Back Side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	20.12.2024	Date of Receipt	20.12.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	20.12.2024 to 27.12.2024		
Report for the month	DECEMBER, 2024		

Discipline: Chemical**Group: Water**

Parameters	Unit	Results	Method
pH	-	7.71	IS 3025 (Part 11) 2022
Total Dissolved Solid	mg / l	78.0	IS 3025 (Part 16) 2023
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
Chlorides as Cl	mg / l	6.80	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	48.98	IS 3025 (Part 21) (2009) Reaffirmed 2023
Calcium	mg / l	9.62	IS 3025 (Part 40) (1991) Reaffirmed 2024
Alkalinity	mg / l	29.10	IS 3025 (Part 23) 2023
Residual chlorine	mg / l	ND	IS 3025 (Part 26) 2021
Sulphate	mg / l	5.48	IS 3025 (Part 24) Sec1:2022
Nitrate	mg / l	0.31	APHA 4500 NO ₃ - B (24 th Edition)
Fluoride	mg / l	ND	APHA 4500 F-D (24 th Edition)
Heavy Metals:			
Iron (Fe)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Zinc (Zn)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Lead (Pb)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Copper (Cu)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Chromium (Cr)	mg / l	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023

Note: ND – Not Detected**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,****Reviewed by**
(QM/DM)
(Shweta Sonawane)**Approved by**
Authorized Signatory
(Shilpa Dhamankar)

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

End of Report

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

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No - EAEPL/A/12/24/02883A			Report Date - 27.12.2024
Name of Customer	M/s. Emine Realty Pvt Ltd		Reference – Verbal
Site Address	CBD Scheme at r. No. 9 (Part) CTS no. 1, Jogeshwari, Mumbai		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/12/24/02883A (Near Main Gate at Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	19.12.2024	Date of Receipt	20.12.2024
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	20.12.2024 to 22.12.2024		
Report for the month	DECEMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
29 °C	57%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	85.27	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	43.51	60 µg/m ³	IS 5182 (Part 24): 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	9.84	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	11.95	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

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

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No - EAEPL/W/12/24/02883C			Report Date – 27.12.2024
Name of Customer	M/s. Emine Realty Pvt Ltd		Reference – Verbal
Site Address	CBD Scheme at r. No. 9 (Part) CTS no. 1, Jogeshwari, Mumbai		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/12/24/02883C (Near Back Side of Site)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	20.12.2024	Date of Receipt	20.12.2024
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	21.12.2024 to 23.12.2024		
Report for the month	DECEMBER, 2024		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)

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End of Report

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

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No - EAEPL/S/12/24/02883D			Report Date - 27.12.2024
Name of Customer	M/s. Emine Realty Pvt Ltd		Reference – Verbal
Site Address	CBD Scheme at r. No. 9 (Part) CTS no. 1, Jogeshwari, Mumbai		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/12/24/02883D (Near Centre side of Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	20.12.2024	Date of Receipt	20.12.2024
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	20.12.2024 to 27.12.2024		
Report for the month	DECEMBER, 2024		

Discipline: Chemical**Group: Soil & Rock**

Parameters	Unit	Results	Methods
pH	-	7.92	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	812.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	19.49	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	31.30	EAEPL/LAB/SOP/SOIL/10
Total Kjeldhal Nitrogen	mg/kg	596.11	IS 14684:1999 (Reaffirmed 2019)
Organic Matter	%	2.62	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides	mg/kg	104.18	EAEPL/LAB/SOP/SOIL/03
Calcium	mg/kg	2370.23	EPA 9080
Magnesium	mg/kg	254.61	EPA 9080
Sulphate	mg/kg	39.42	IS 2720 (Part 27) 1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.92	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	872.31	EPA 3050B
Potassium (K)	mg/kg	1063.79	EPA 3050B
Heavy Metals:			
Copper	mg/kg	92.20	EPA 3050B
Iron	mg/kg	64395.37	EPA 3050B
Lead	mg/kg	10.21	EPA 3050B
Zinc	mg/kg	110.36	EPA 3050B

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

Reviewed by

Approved by

(QMKDM)

(Shweta Sonawane)

Authorized Signatory

(Shilpa Dhamankar)

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

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No - EAEPL/N/12/24/02883B			Report Date - 27.12.2024
Name of Customer	M/s. Emine Realty Pvt Ltd		Reference – Verbal
Site Address	CBD Scheme at r. No. 9 (Part) CTS no. 1, Jogeshwari, Mumbai		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/12/24/02883B	Sample quantity and packing	Not Applicable
Date of Sampling	19.12.2024	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	DECEMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.7	43.5	55	45
Near Site office of Site	dB(A) Leq.	52.4	42.3	55	45
Near Centre Side of Site	dB(A) Leq.	52.3	42.6	55	45
Near Back Side of Site	dB(A) Leq.	52.2	41.7	55	45

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

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

Reviewed by

Approved by

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

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

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/55536/2019
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 22/09/2021

To
M/s. MAHAL PICTURES PRIVATE LIMITED,
CBD Scheme at r. No. 9 (Part) CTS no. 1,
Jogeshwari, Mumbai.

Subject : Environment Clearance for Proposed Commercial Development under
the CBD Scheme at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai M/s.
MAHAL PICTURES PRIVATE LIMITED

Reference : Application no. SIA/MH/MIS/55536/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 145th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 229th Part C meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details
1	Plot Area (sq. m.)	47,200
2	FSI Area (sq m.)	3,03,892.09
3	Non-FSI (sq. m.)	2,61,624.41
4	Proposed built-up area (FSI + Non FSI) (sq. m.)	5,65,516.50
5	Building Configuration	<u>Nexus 10- Nexus 50:</u> 4 Basements + Lower Ground Floor Middle ground floor Lobby + Ground Floor+ 1 st floor (Mez) + 18 th floor <u>Nexus 60:</u> 4 Basements + Lower Ground Floor Middle ground floor Lobby + Ground Floor+ 1 st floor (Mez) + 17 th floor(pt)
6	No. of Tenements & Shops	Commercial Area = 5,65,516.50 m ²
7	Total Population (Nos.)	49,572 nos.
8	Total Water Requirements (CMD)	Construction Phase: 54 m ³ /day Operation Phase: 3152 KLD
9	Sewage Generation (CMD)	Operation Phase: 2649 KLD
10	STP Capacity & Technology	Total STP Capacity: 2700 KLD, SBR Technology
11	STP Location	1 st Basement & Ground Floor

12	Total Solid Waste Quantities	8294.80 Kg/day	
13	R.G. Area (sq. m).	RG required	11255.26
		RG area proposed	11474.37
		RG Required on Mother Earth (30%)	3376
		RG Provided on Mother Earth (45%)	5150
		R G Provided on Basement Top (55%)	6325
14	Power requirement	During Operation Phase:	
		Details	
		Connected Load (kW)	37503 KW
		Demand Load (kW)	27472.1 KW
15	Energy Efficiency	Total Energy Saving:18% Energy Saving from Renewable Sources:8%	
16	D.G. set capacity	2000 KVA x 19Nos. 500 KVA x 2 Nos.	
17	Parking 4W & 2W	4W: 4792 Nos. 10 Nos. Bus	
18	Rain water harvesting scheme	1 X 500 cum + 1 X 900 cum	
19	Project Cost in (Cr.)	1555 Cr	
20	EMP Cost	Operation Phase: 855.62 Lakhs Construction Phase: 13.5 lakhs	
21	CER Details (with justification, if any)	1) Installing Air filtration Units at congested roads to minimise the air pollution levels. 2) Adopting an area within vicinity of project site for electrification by using Solar energy for the purpose of Street lighting. 3) Skill Development w.r.t. Environment: a) Awareness towards Swatch Bharat Abhiyan, Solid Waste segregation at source and implementation at different sites. b) Conducting workshops and exhibition for waste management awareness 4) Tree plantation activities near project site 5) Donation of books, conducting seminar lectures to MCGM schools 6) Health check-up camps 7) Conducting Nature trails 8) Health and sanitation awareness program to nearby areas 9) Educational and animal welfare awareness camps 10) Donation for road construction activities Total Cost allotted to CER: 7.77 Cr	

3. The proposal has been considered by SEIAA in its 229th Part c 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP had applied for CFO, Water, SWD, HE, Sewer, Tree Authority NOCs from competent authority. PP to obtain and submit above NOCs.
3. PP to ensure that at least 25% of four-wheeler parking should be provided with electric charging facilities.
4. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.
5. PP to explore minimum 5 % energy savings from renewable sources.
6. PP to ensure proper collection, segregation and disposal of personal protective equipment used by residents considering the COVID-19 pandemic.

B. SEIAA Conditions-

1. 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.
2. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI- 3,03,698 m², Non-FSI- 2,16,789 m², Total BUA- 5,20,487 m². (Plan approval - P-4234/2019/ (1) /K/EWard /VYARAVLI /337/1 /NEW, dated-16.7.2021)

General Conditions:

a) Construction Phase :-

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

Control Board.

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

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

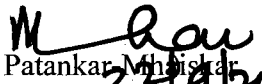
the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended 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, Manishkar
(Member Secretary, SEIAA) 22/9/2024

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.

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide SBR based Sewage Treatment Plants (STPs) of combined capacity **2700 CMD for treatment of domestic effluent of 1405 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1756.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 & S-2	DG Sets of 500 kVA x 2	Acoustic enclosure	4.47	HSD	1715 Ltr/Hr
S-3 to S-21	DG Sets of 2000 kVA x 19	Acoustic enclosure	8.94	HSD	24.91 Ltr/Hr

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever is earlier.

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

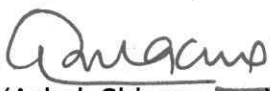
General Conditions:

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

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

For and on behalf of the
Maharashtra Pollution Control Board.




(Ashok Shingare IAS),
Member Secretary

NOTICE

M/s. Mahal Pictures Private Limited having Proposed Commercial Development under the CBD Scheme at r. No. 9 (Part) CTS no. 1 Jogeshwari, Mumbai was accorded the Environmental Clearance from the **State Level Environment Impact Assessment Authority (SEIAA)**, Environment Department, Govt. of Maharashtra on 22nd September, 2021.

The copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://ec.maharashtra.gov.in>

सूचना

मे. महल पिक्चर्स प्रा. लि. यांना त्यांच्या सर्वे क्र.९ (भाग) न. भू. क्र. १ मौजे व्यारावली, जोगेश्वरी मुंबई येथील बांधकाम प्रकल्पास २२ सप्टेंबर २०२१ रोजी राज्यस्तरीय पर्यावरण प्रभाव मूल्यांकन प्राधिकरण (SEIAA), पर्यावरण विभाग, महाराष्ट्र शासन यांच्याकडून पर्यावरणाचा दाखला देण्यात आलेला आहे.

त्याची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत तसेच <http://ec.maharashtra.gov.in> या संकेत स्थळावर सुद्धा पाहता येईल.



ENVIRONMENTAL COMPLIANCE

Environmental Clearance	Maharashtra Pollution Control Board - FORM V	Annexure 3 - Newspaper Advertisement	Six-monthly EC Compliance Report (June - December 2024) Submission
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