



SARDAR
REALTY

Date: 03-06-2025

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment, Forest and Climate Change,
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building Civil Lines, Nagpur 440001
Tel.No.0712-2531318
Email: moefregionalofficenagpur@gmail.com

Subject : Submission of June 2025 Six monthly compliance report for Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra By M/s. Sardar Realty.

Reference : General condition Part C under point no. 4 (iv) in Environmental Clearance received vide letter no. EC23B038MH167227 dated 30.05.2023

Respected Sir,

With reference to above mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **June 2025 Six Monthly Compliance Report** after receipt of Environmental Clearance for above mentioned site.

Hereby we are enclosing Data-Sheet along with annexure in format along with above mentioned Enclosures.

Please find this June 2025 Six monthly Compliance report after receiving Environmental Clearance along with this letter.

Thanking you,

Yours Sincerely,

For M/s. Sardar Realty

AUTHORIZED SIGNATORY





Date: 03-06-2025

To,
Shri Pratik D Bharne (Scientist 'E' & Regional Director)
CENTRAL POLLUTION CONTROL BOARD,
Survey No. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune- 411045
Tel 020-29912772 & 020-29912773
E-mail: rdpune.cpcb@gov.in , pratik.cpcb@gov.in

Subject : Submission of June 2025 Six monthly compliance report for Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra By M/s. Sardar Realty.

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For M/s. Sardar Realty



AUTHORIZED SIGNATORY





SARDAR
REALTY

Date: 03-06-2025

To,
S.R.O. Mumbai III,
Kalpataru Point, 1st floor,
Opp. PVR Theatre, Sion (E),
Mumbai-400022, Maharashtra
E-mail: sromumbai@mpeb.gov.in

Subject : Submission of June 2025 Six monthly compliance report for Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra By M/s. Sardar Realty.

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Yours Sincerely,

For M/s. Sardar Realty

AUTHORIZED SIGNATORY





SARDAR
REALTY

Date: 03-06-2025

To,
State Level Environment Impact Assessment Authority Maharashtra,
Environment Department,
New Administration Building,
15th floor, Mantralaya, Mumbai
State: Maharashtra

Subject : Submission of June 2025 Six monthly compliance report for Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra By M/s. Sardar Realty.

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Thanking you,

Yours Sincerely,

For M/s. Sardar Realty



AUTHORIZED SIGNATORY



SIX MONTHLY COMPLIANCE REPORT

(June 2025)

Of

PROPOSED RESIDENTIAL BUILDING

KNOWN AS

“INSPIRE RESIDENCY”

**(UNDER SRA SCHEME) LOCATED ON PROPERTY
BEARING C.T.S. NO. 380 and 380/1 TO 96 OF
VILLAGE MOGARA, AT JIJAMATA ROAD,
ANDHERI (EAST), MUMBAI,
IN K/E WARD, MAHARASHTRA**

SUBMITTED

BY

M/S. SARDAR REALTY

Prepared By



NABET Accreditation No.: NABET/EIA/24-27/RA 0364

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the amended Environmental Clearance Identification No. EC23B038MH167227 dated 30.05.2023

Sr. No.	EC condition	Reply
	Specific conditions	
A	SEAC Conditions-	
1.	PP to submit IOD/IOA/Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra	Project has received 1st LOI Sanctioned As per SRA/EMG/1407/KE/PL/LOI(KE/PVT/0128/20060 509) dated 22nd Oct 2020 for Total Plot potential 13082.38 Sq. mtr. We have applied for revised Layout plan. Acknowledgment copy of the same is attached. Amendment for location of LOS is already submitted to SRA and is in process. Kindly refer Annexure No. 4 for acknowledgment copy of application for revised layout plan.
2.	PP to obtain and submit following NOCs and remark: a) Water Supply , b) Sewer Connections c) SWD NOC	Noted. Kindly refer Annexure No. 5 for water NOC, Sewer NOC and SWD NOC.
3.	PP to Ensure that movement of Vehicles on paved RG is in Emergency Only.	Agreed and Complied with the same. Kindly refer the Annexure No. 6 Fire Tender Movement Layout with Refuge areas.
4.	PP to Reduce discharge of treated water up to 35%	Project has excess treated sewage i.e. 103 KLD in Dry Season and 104 KLD in wet season for sale and rehab building after reusing it for flushing and gardening. Therefore, the excess treated water from the STP will be given to the nearby tanker owner for reuse of water for construction purpose. Kindly refer the Annexure no. 8 for Excess treated water Undertaking.
5.	PP to relocate parking proposed on STP	As being this is SRA project, the constraints of planning and parking, we already provided parking tower to cater the parking requirements. Still there is deficiency in parking which will be fulfilled by Stilt parking only by avoiding open space parking. Open space parking will reduce the road width too. Hence, we are providing double slab provisions in STP area.
6.	PP to Include total Cost DMP of Construction and Operation phase in EMP and Accordingly, Revise EMP of Construction and Operation Phase.	Agreed and Complied. Kindly refer Annexure No. 9 EMP Details for Construction and Operation phase.
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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	Yes, PP will ensure the provision of grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable	Yes, PP will be saved upto 9.49 % of total energy requirement from solar/other renewable

	sources.	sources.
3.	PP shall comply with standard EC conditions mentioned in the Office Memorandum issued by MoEF and CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Agreed and Noted.
4.	SEIAA after deliberation decided to grant EC for – FSI- 12778.68 m2, Non-FSI- 10683.63 m2, Total BUA- 23462.31 m2. (Plan Approval No. RSA/ENG/K-E/PVT/0128/20060503 dated 26.40.2022)	Agreed and Noted.
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 segregation is being practiced in Operation Phase. Proper approved disposal methods are being followed. Wet waste from existing handed over project is being treated in installed OWC. Refer Annexure no. 11.
(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 approved sites with the approval of competent authority.	Agreed to comply with the same.
(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.	Agreed to comply with the same.
(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 waste water and solid wastes generated during the construction phase should be ensured.	Agreed to comply with the same.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drain lines for Storm water and Sewerage system. Sewerage lines are connected to STP.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Yes, We have adopted best Construction practices.
(vii)	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Agreed and comply with the same.
(viii)	Permission to draw groundwater shall be obtained from the competent Authority prior construction/operation of the project.	Agreed to comply with the same.
(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	Yes. Low-pressure water fixtures are proposed.

	control.	
(x)	The Energy Conservation Building code shall be strictly adhered to.	Yes. Energy Conservation is done by use of solar hot water and solar PV as per ECBC.
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / Landscape development within the project site.	Yes. Topsoil is already utilized for landscape development within the project site.
(xii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes. The earth debris was utilized for leveling and for road construction within site.
(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.	Refer Monitoring report attached as Annexure no. 14.
(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.	Yes, agreed to comply with.
(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	Agreed to comply with. 1 DG set of 320 KVA is proposed only as power back up. The same is with acoustic enclosure.
(xvii)	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by ministry of road transport and highways department. The vehicle shall be adequately covered to avoid spillage/leakages.	Agreed to comply the same.
(xviii)	Ambient noise levels should conform to residential standard 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 air noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Agreed to comply with the same. Refer Annexure no. 14 for Monitoring results of Air and Noise. All parameters are within 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG sets are used for essential power and operated only during power failures. DG sets norms are followed as prescribed by MPCB.

(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/ designed person.	Environmental Management cell is formed to monitor implementation of EMP. Refer Annexure no. 16 .
B	Operations 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 landfilling after recovering recyclable material.	Solid waste segregation is being practiced in Operation Phase. Proper approved disposal methods are being followed. Wet waste from existing handed-over projects is being treated in installed OWC. Refer Annexure no. 11 .
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, E-waste is being handed over to nearby Authorized recycler.
(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% gray 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.	Agreed to comply with. 2 STP of capacity of 225 KLD will be Provided Recycled Water is used for Flushing and Gardening. Refer Annexure no. 10 for STP details.
(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.	Agreed to comply with the same.
(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.	Yes, Agreed to comply with the same
(vi)	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be	Sufficient parking as per the local norms is provided. i.e. 2W –42 and 4W –123. The parking plans are approved from competent

	fully internalized and no public space should be utilized.	authority and followed the same to avoid traffic congestion in nearby area. Refer Annexure no. 13 for the same.
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	Yes, Agreed to comply the same.
(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.	Refer Annexure no. 15 for Landscape Plan and the list of trees to be planted in the premises.
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Refer Environment Management Cell structure enclosed as Annexure no. 16
(x)	Separate funds shall be allocated for implementation of environmental protection measure/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.	Refer Annexure no. 9 the Budgetary allocation and expenditure for Environment Management Plan.
(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	Agreed and complied.
(xii)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	This is our June 2025 Six Monthly Compliance Report.
(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.	Agreed and complied.
(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. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral	Project has no Website, hence six Monthly compliance report will not be uploaded online.

	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 Compliance	
(i)	PP has to abide by the conditions stipulated by SEAC and SEIAA.	Agreed to comply with the same.
(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.	We received Consent to establish Vide No.: Format1.0/CC/UAN No.0000172298/CE/2401000916 on dated 08.01.2024 Refer Annexure no. 3
(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.	Agreed and comply the same. We have not started any construction work prior to the Environment clearance. Refer Annexure no. 1 for site photographs.
(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.	Yes, agreed to comply with. Hereby we are submitting our June 2025 six monthly compliance report.
(v)	The environmental statement for each financial year ending 31 March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986 as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MOEF by e-mail.	Yes we will submit Form V to MPCB website regularly. Kindly Refer Annexure No. 20 for Form V details.
(vi)	No further expansion or modification, 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.	Agreed to comply with the same.
(vii)	The environmental clearance is issued subject to obtaining NOC from Forestry and Wild life angle including clearance from the standing committee of National Board for Wild Life as if applicable and this environment clearance does not necessarily implies that Forestry and	Agreed to comply with the same.

	Wild life clearance granted to the project which will considered separately on merit.	
5.	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.	Agreed to comply with the same.
6.	This Environmental clearance is issued purely from an environment point of view without pre judice to any court cases and all other applicable permissions/NOCs shall be obtained before starting proposed work at site.	Agreed to comply with the same.
7.	In case of submission of false documents and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimations and initiate appropriate legal action under Environmental Protection Act, 1986.	Agreed to comply with the same.
8.	Validity of Environment clearance: The environmental clearance accorded shall be valid as per EIA Notifications, 2006, amended from time to time.	Agreed to comply with the same.
9.	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.	Agreed to comply with the same.
10.	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.	Agreed to comply with the same.

ANNEXURE LIST

Annexure No.	Details
1.	Current Status
2.	Environment Clearance Letter
3.	Consent to Establish Application Form
4.	1st LOI 22.10.2020 plan and letter
5.	Water NOC, Strom Water NOC and Sewer NOC
6.	Fire Tender Movement Layout with Refuge areas
7.	Water Balance Details
8.	Excess treated water Undertaking
9.	EMP Details for Construction and Operation phase.
10.	Details of STP proposed at site
11.	Details of Solid waste management
12.	Sanitary and Hygiene measures and Labor health safety report
13.	Details of Parking Layouts
14.	Monitoring Report
15.	Details of Landscape layout and List of Trees
16.	Environment Management Cell
17.	Data Sheet for Annexure A,B and C
18.	Budgetary allocation and expenditure for EMP
19.	PUC certificate
20.	Environment Statement
21.	Advertisement

Annexure 1: Current Status of work

Sr. No.	Building	Wing	Number of floors	No. of Flats	No. of Commercial, Bank, Rehab R/C, Amenities	Status of construction done at site
1.	Composite Building	Sale wing A, B, C	GR + 18 Floors + Terrace Floor	199	2 – Shop 1 – Commercial Office	14th Slab – Completed
2.		Rehab wing D, E	GR + 16 Floors + Terrace Floor	192	8 – Shop 1 – Rehab RC 6 – Amenities	O.C. received on 16-April-2025
	Parking Tower		G+25 Floors			-
Total				391	18	

Site Photos



Annexure 2: Environment Clearance Letter

ENVIRONMENTAL
CLEARANCE

PARIVESH

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

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

To,

The Partner
 SARDAR REALTY

Ground floor, shop no. 1, Patel Terrace Jijamata Road, Pump House,
 Mogra, Andheri (East) -400093

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
 under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/402906/2022 dated 12 Oct 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH167227 |
| 2. File No. | SIA/MH/INFRA2/402906/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property bearing C.T.S. No. 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai, in K/E Ward, Maharashtra by M/s. Sardar Realty. |
| 7. Name of Company/Organization | SARDAR REALTY |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 30/05/2023

(e-signed)
 Pravin C. Darade , I.A.S.
 Member Secretary
 SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/402906/2022
 Environment & Climate Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s. Sardar Realty,
 C.T.S. No. 380 & 380/1 to 96 of Village Mogara,
 Jijamata Road, Andheri (East), Mumbai

Subject: Environmental clearance for Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property bearing C.T.S. No. 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai by M/s. Sardar Realty.

Reference: Application no. SIA/MH/INFRA2/402906/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 197th meeting under screening category 8(a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th meeting (Day-3) of State Level Environment Impact Assessment Authority (SEIAA) held on 24.04.2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/402906/2022	
2	Name of Project	Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located on Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra By M/s. Sardar Realty.	
3	Project category	8 (a) B 2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Mohammed Hanif Ismail Momin
		Regd. Office address	CTS No.380, 380(1 to 96), Kantilal Compound, Jijamata Road, Pump House, Mogra, Andheri(East)
		Contact number	9867851056
		e-mail	sardar159realty@gmail.com
6	Consultant	Name: Mrs. Vaishali Harshal Tambat NABET Certificate No. NABET/EIA/2023/IA0068 NABET Certificate Validity: 24 Nov 2023	
7	Applied for	New Greenfield Project	

8	Location of the project			Located On Property Bearing C.t.s. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/e Ward, Maharashtra			
9	Latitude and Longitude			Latitude: 19° 7'41.38"N Longitude: 72°51'32.55"E			
10	Plot Area (sq.m.)			2970.90 Sq. m			
11	Deductions (sq.m.)			191.20 Sq. m			
12	Net Plot area (sq.m.)			2779.70 Sq. m			
13	Ground coverage (m ²) & %			1288.65 Sq. m (43.38 % of total Plot area)			
14	FSI Area (sq.m.)			13085.77 Sq. m			
15	Non-FSI (sq.m.)			10683.63 Sq. m			
16	Proposed built-up area (FSI + Non FSI) (sq.m.)			23,769.46 Sq. m			
17	TBUA (m2) approved by Planning Authority till date			Second LOI Sanctioned as per KE/PVT/0128/20060509/Composite Building dated 26 April 2022			
18	Earlier EC details with Total Construction area, if any.			Nil			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Rehab-Gr+1 st to 9 th Floor and Sale Plinth level construction is Completed at site as per First LOI Sanctioned as per SRA/EMG/1407/KE/PL/LOI (KE/PVT/0128/20060509) dated 22 Oct 2020 for Total Plot potential 13082.38 sq.mt. Total construction area completed at site:5887.20sq.mt Because of revised AAI NOC, Height is allowed at site hence approached for Environment Clearance.			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	

	NA	NA	NA	Sale Bldg. A, B, C	GR+18 Floors + Terrace Floor	56.10	NA
	NA	NA	NA	Rehab Bldg. D, E	GR+16 Floors + Terrace Floor	50.30	NA
	NA	NA	NA	Parking Tower	GR + 25thLvl.	55.0	NA
21	No. of Tenements & Shops			376 Flats, 9 Commercial, 1 Bank, 4 Rehab R/C, 8 Amenities.			
22	Total Population			3473 nos.			
23	Total Water Requirements CMD			225 KLD			
24	Under Ground Tank (UGT) location			Flushed to grounds with raised walls			
25	Source of water			MCGM			
26	STP Capacity & Technology			2 STP of total capacity 225 KLD			
27	STP Location			On Ground- 40 % Open to sky			
28	Sewage Generation CMD & % of sewage discharge in sewer line			201 KLD & 57% of treated sewage discharge in sewer line			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	15	Will be segregated and Handed over to Authorized recyclers	
				Wet waste	30	Handed over to KDMC by daily collection system	
				Construction waste	Will be of different types	Will be segregated at site Broken bricks and tiles will be used for Plinth filling, Landscaping, waterproofing Etc.	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	596	Handed over to Authorized recyclers	
				Wet waste	397	Wet garbage treatment in 1 OWC's of 1500 Kg/day	
				E-Waste	865	Handed over to Authorized recyclers at KDMC collection centre in	

				Dombivli												
		STP Sludge (dry)	40	Will be treated in OWC and then used as manure.												
31	R.G. Area in sq.m.	RG required – 8.02 % of net plot area (222.9 sq.mt) RG provided on Mother earth- 222.9 Sq. mt. RG provided on the Podium (Elevated RG) - 0 sq.mt Total – 222.9 sq.mt Existing trees on plot: 09 nos. Number of trees to be planted: 35 a) In RG area: 222.9 sq.mt b) In Miyawaki Plantation (with area): 115 nos. (37.39 Mtrs.) Total Nos. of trees after development: 150 Nos. Number of trees to be cut: 04 (Permission received for the same) Number of trees to be transplanted: 05														
32	Power requirement	During Operation Phase: <table><thead><tr><th>Details</th><th>Construction phase</th><th>Operational phase</th></tr></thead><tbody><tr><td>Source</td><td>ADANI ELECTRICITY</td><td>ADANI ELECTRICITY</td></tr><tr><td>Connected Load (kW)</td><td>17.46</td><td>5378 KW</td></tr><tr><td>Demand Load (kW)</td><td>-</td><td>817 KW</td></tr></tbody></table>			Details	Construction phase	Operational phase	Source	ADANI ELECTRICITY	ADANI ELECTRICITY	Connected Load (kW)	17.46	5378 KW	Demand Load (kW)	-	817 KW
Details	Construction phase	Operational phase														
Source	ADANI ELECTRICITY	ADANI ELECTRICITY														
Connected Load (kW)	17.46	5378 KW														
Demand Load (kW)	-	817 KW														
33	Energy Efficiency	a) Total Energy saving (%):29.06 %. b) Solar energy (%): 9.49 %														
34	D.G. set capacity	construction phase: - - Operational phase: - 1 NOS. OF 320 KVA DG SET														
35	No. of 4-W & 2-W Parking with 25% EV	<table><thead><tr><th></th><th>No. of Cars</th><th>No. of Scooter</th></tr></thead><tbody><tr><td>Total Required Parking</td><td>110</td><td>0</td></tr><tr><td>Total Proposed Parking</td><td>123</td><td>42</td></tr><tr><td>Area Required (in Sq.mt)</td><td colspan="2">885.00 Sq.mt.</td></tr></tbody></table>				No. of Cars	No. of Scooter	Total Required Parking	110	0	Total Proposed Parking	123	42	Area Required (in Sq.mt)	885.00 Sq.mt.	
	No. of Cars	No. of Scooter														
Total Required Parking	110	0														
Total Proposed Parking	123	42														
Area Required (in Sq.mt)	885.00 Sq.mt.															
36	No. & capacity of Rain water harvesting tanks /Pits	2 RHW Tanks of 50 cum capacity														
37	Project Cost in (Cr.)	Rs. 156.0 Cr														

38	EMP Cost	During construction phase – per year: Rs. 8.78 (lakhs) + 61.80 Lakh (DMP) During operation phase: Capital cost: 615.92 (Lakhs) + 7.13 Lakh (DMP) O & M Cost: 35.90 Lakh/ Year + 2.14 Lakh (DMP)
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per F. No. 22-65/2017-IA.III dated 30 September 2020 and Office Memorandum- OM dated 1st may 2018 is suppressed. Hence, we will go along with SEAC recommendation.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Nil as conveyed and confirmed by client.

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 259th meeting (Day-3) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

- 1.PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
- 2.PP to obtain following updated NOCs & remarks:
a) Water Supply; b) Sewer connection; c) SWD NOC.
- 3.PP to ensure that movement of vehicles on paved RG is in emergency only.
- 4.PP to reduce discharge of treated water up to 35%.
- 5.PP to relocate parking proposed on STP.
- 6.PP to include total cost DMP of construction & operation phase in EMP & accordingly, revise EMP of Construction & Operation phase.

B. SEIAA Conditions-

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI area – 12778.68 m2, Non FSI area - 10683.63 m2 and total BUA – 23462.31 m2. (Plan approval No. SRA/ENG/K-E/PVT/0128/20060503 dated 26.04.2022)(Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by

CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be

included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Member Secretary

Date: 5/30/2023 4:24:43 PM

Annexure 3: Consent to Establish Application Form

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000172298/CE/2401000916

Date: 08/01/2024

To,
M/s. Sardar Realty, property bearing
C.T.S. No. 380 & 380/1 to 96 of Village
Mogara, at Jijamata Road, Andheri (East),
Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Construction of Proposed Residential Buildings under SRA Scheme.

- Ref:**
1. Application submitted by SRO-Mumbai-II
 2. Minutes of 22nd CC meeting dtd-26.12.2023.

Your application NO. MPCB-CONSENT-0000172298

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.156.0 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Construction of Proposed Residential Buildings under SRA Scheme named as M/s. Sardar Realty, property bearing C.T.S. No. 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai on Total Plot Area of 2970.90 Sq.Mtrs for construction BUA of 23,462.31 Sq.Mtrs as per EC granted dated-30.05.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance-dtd-30.05.2023	2970.90	23462.31

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to Disposal
1.	Trade effluent	Nil	N.A.

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	201	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG SET-320 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	397 Kg/Day	OWC	use as manure.
2	Non-Biodegradable waste	596 Kg/Day	Segregation	Segregated and handed over to Authorized Vendor

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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

16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. The Project Proponent shall comply with the Environmental Clearance obtained vide dtd-30.05.2023 for construction project having total plot area of 2970.90 Sq.Mtrs and total construction BUA of 23462.31 Sq.Mtrs as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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a072f4fb

Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-01-08 10:18:51 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	312000.00	MPCB-DR-19765	22/06/2023	RTGS

Copy to:

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

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR technology based Sewage Treatment Plants (STPs) of combined capacity **225 CMD for treatment of domestic effluent of 201 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	225.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG SET-320 KVA	Acoustic Enclosure	1.00	HSD 48.4 Kg/Hr	1	SO ₂	23.23 Kg/Day

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- 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	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition	Commissioning of unit or 5 Years whichever earlier	Commissioning of unit or 5 Years whichever 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.

This certificate is digitally & electronically signed.



Annexure 4: 1st LOI 26.10.2022 plan and letter



SLUM REHABILITATION AUTHORITY

No. K-E/PVT/0128/20060509/
Composite Building

Date: 26 APR 2022

To,

1. Architect:

Shri. Amod Mandlik

103, Building No. 2, Keshava CHS,
Link Road, Dahisar (East), Mumbai - 68.

2. Developer:

M/s Sardar Realty

Sardar Dairy Compound, Jijamata Marg,
Pump House, Andheri (East), Mumbai - 93.

Subject : Approval of Amended Plans

For proposed Composite Building under Slum Rehabilitation Scheme on property bearing C.T.S. No. 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai, in K/E Ward for "Shri Krishna SRA CHS Ltd."

Reference : Architect's Application submitted on 30/03/2022.

Gentleman,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to following conditions:

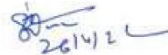
1. That the conditions mentioned in the LOI issued Under No. SRA/ENG/1407/KE/PL/LOI dated 22/10/2020 shall be complied with.
2. That the conditions of the IOA issued under no. K-E/PVT/0128/20060509/Composite Building dated 26/11/2020 shall be complied with.
3. That this permission is being issued on the basis of the documents submitted by you and shall be construed to withdraw against any sort of litigation pending before any Court of judicature in India.
4. That Revised RCC design drawings and calculations as per amended plans shall be submitted.
5. That the Revised Drainage approval shall be got approved as per amended plans.
6. That the final plan shall be mounted on canvas before asking for OCC.
7. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.

K-E/PVT/0128/20060509/Composite Building/Amended Plans

8. That all the necessary remarks and completions certificates as per EODB/ from MCGM shall be submitted.
9. That the necessary precautions shall be taken for safety of the occupants and SRA staff shall be kept indemnified on any risk, damages, claims on any account.
10. That you shall submit Final NOC/remarks from AAI or competent Authority before Full OC to the building u/ref.

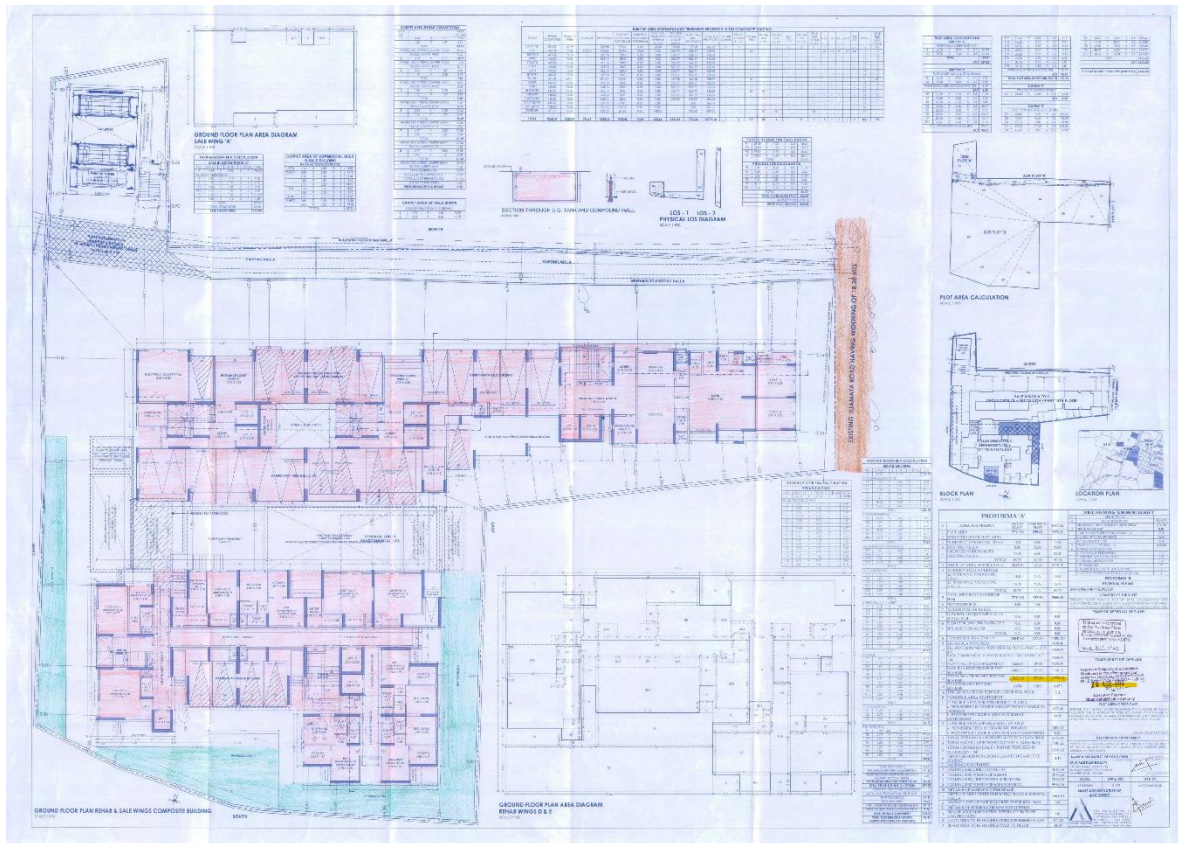
One set of amended plans is returned herewith as token of approval 002E

Yours faithfully,



**Executive Engineer – K/E
Slum Rehabilitation Authority**

Approval Plan



Annexure 5: Water Supply NOC, Sewer Connection NOC, SWD NOC

Water Supply NOC

OC

MUNICIPAL CORPORATION OF GREATER MUMBAI
(HYDRAULIC ENGINEER'S DEPARTMENT)

HE/ 252 /EEWW (P.&R.)/N.O.C.

24 DEC 2020

Office of Ex. Eng. (P & R)
'B' Ward Office, 3rd Floor,
Near J J Hospital,
Babula Tank Cross Road,
Mumbai-400009.

✓ EE (SRA)
K/E ward

Subject : HE's NOC for the proposed building composite building under SI scheme on plot bearing CTS no. 380 & 380/1 to 96 of village Mogra at Jijamata road, Jogeshwari (E), Mumbai.

Reference: 1) KE/PVT/0128/20060509/Composite bldg Dt. 26.11.2020
2) Scrutiny Fee Receipt No. 1003943689 Dt. 03.12.2020

Name of Developer : M/s Sardar Realty.

As per the plans and documents submitted by L. P. the proposed building under reference is a residential cum commercial building accommodating 222 tenements, 68.68 sq.m. offices, 1 Bank, 1 Balwadi, 1 Welfare centre, 1 Health post, 1 Library. Total water requirement of the building works out to 149850 lpd for residential purpose & 5715 lpd for commercial purpose. However, demand for water connection will be recalculated by AEWW of concerned ward as per latest amended / OC plans.

By direction, I have to inform you that, as far as Hydraulic Engineer's department is concerned, there is no objection to the proposed building under reference subject to provision overhead water tank at height of 1.2M from terrace floor level up to bottom of OHT as per letter of Architect at 30/11/2020 and subject to compliance of following conditions

1. Water supply for the said residential cum commercial building will be made available as per prevailing norms, on submission of occupation certificate.
2. The existing 150 mm dia water main which is passing through the plot under reference shall got discarded / diverted, by Owner / Developer at his cost in consultation with AEWW K/East ward prior to commissioning of work after obtaining necessary permission from this department.
3. The internal distribution system within building shall be got approved from this office after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
4. No borewell / Ring Well shall be provided on the plot without specific NOC/Remarks from Assistant Engineer Water Works K/E Ward.
5. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from AEWW K/E Ward. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber. Top of the underground storage tank shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
6. A clear minimum distance of 1.20 m shall be maintained between the bottom of overhead storage tank and terrace floor level.
7. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the stilt of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
8. Automatic level control sensors & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
9. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.
10. This NOC is being issued for plans approved vide No. KE/PVT/0128/20060509/Composite bldg Dt. 26.11.2020. While amendment in building plans, if water demand of the building exceeds above 10%, this NOC will be treated as cancelled and fresh NOC shall have to be obtained from this office by submitting set of amended plans and other required documents.

24/12/2020
Executive Engineer Water Works
(Planning & Research) *ELC*

Water is Life Save Water

Sewer Connection NOC

MUNICIPAL CORPORATION OF GREATER MUMBAI Chief Engineer (Sewerage Project)

Office of the
Dy.Chief Engineer
(Sewerage Project) P.&D.,
2nd Floor, Engineering Hub
Building, Dr.E.Moses Road,
Worli, Mumbai - 400 018.

To,
Mr. Khan Firoz Azam (LP no.3543),
M/s. Bright Enterprises,
K-2/2, Hanjar Nagar, Pump House,
Andheri(East), Mumbai-400 093.

Sub: Sewerage remark for proposed building on plot bearing CTS no. 380 and 380/1 to 96, of village Mogra, Jijamata Road Andheri (East), Mumbai in K/East Ward.

Ref :- 1) L.P request letter dated 07.12.2020 at page No.01.
2) I.O.A. u/no. SRA /ENG/K-E/PVT/0128/20060509/Composite Building dated 26.11.2020
3) Dy.Ch.E.P&D's approval dated 04.01.2021

So far as S.P.(P.&D.) Section is concerned; there is no Objection to allow the owner/ developer to lay new street connection of 150 mm dia to connect the sewage flow of Proposed Composite Building., the plot under reference as per L-Section attached, subject to the following conditions:-

- a) Prior to the execution, road opening permission shall be obtained from Asstt. Commissioner 'K/East' Ward.
- b) House drainage for the proposed building shall be got approved by E.E.(S.R.A)W.S. K/E Ward.
- c) The work shall be carried out as per the Drainage Bye Laws & Municipal Specifications.
- d) The work shall be strictly carried out as per the L-Section attached herewith and if there is any change in depth and length, revised L-Section shall be obtained from this office.
- e) Submission of an undertaking on stamp paper of Rs.200/- stating that prorate charges shall be payable for laying/upsizing sewer on existing road as and when demanded by M.C.G.M. in future

- f) That the revised N.O.C. shall be obtained if the plans are amended.
g) These remarks are valid for 1 year from the date of issue.

No.Dy.Ch/E/S.Pl. 406/K/S P&D

Acc: Plan

6 JAN 2021

Yours faithfully,

sd-

Executive Engineer
(Sew. Proj.) P&D, W.S.

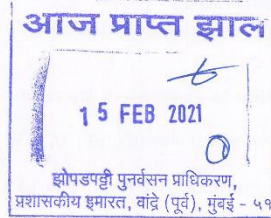
c.c.to: 1) Asstt. Commissioner 'K/E Ward' ward.

2) E.E.(S.R.A.) K/E Ward

3) E.E. Mech.(M.S.)W.S.

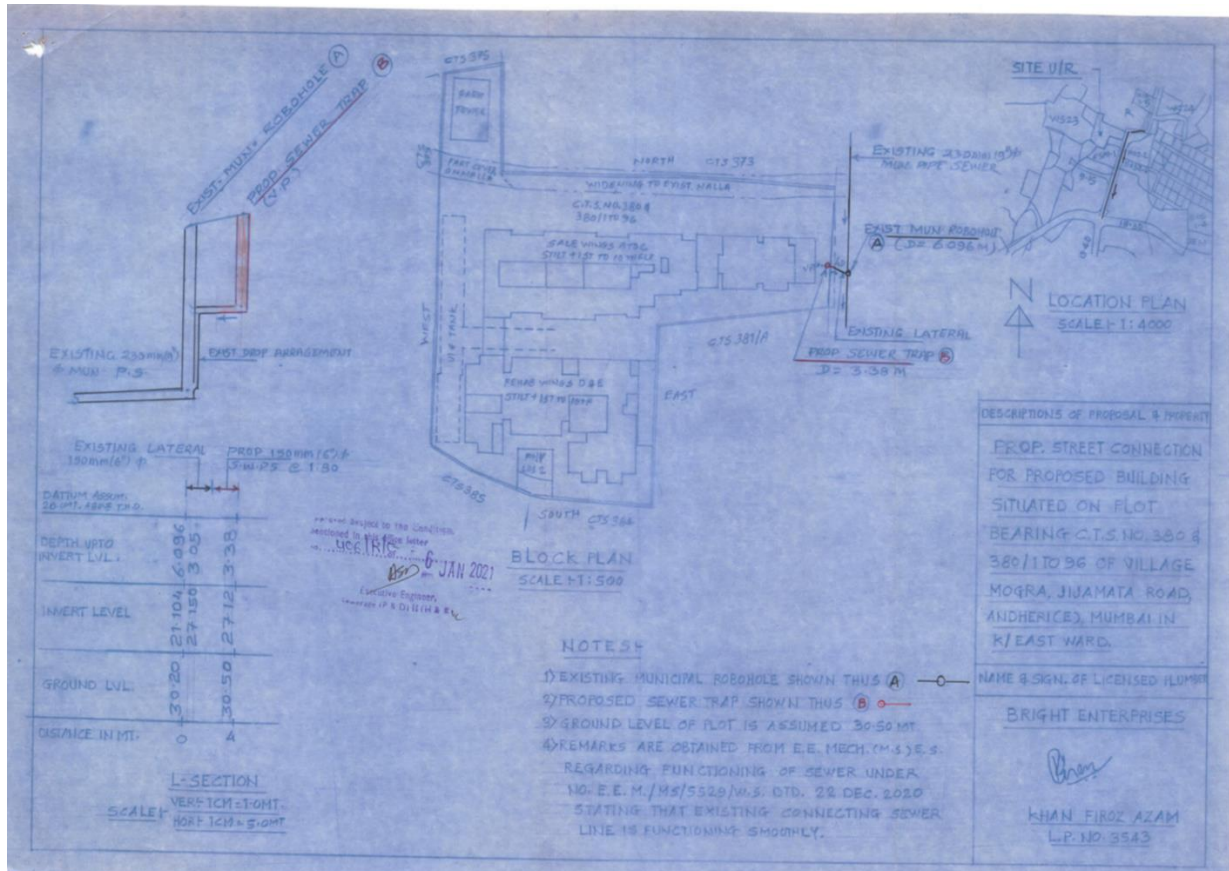
For information please.

Acc: Plan



E.E.(S.P.)P&D,W. S. 06/01/2021

Sewer NOC Plan



SWD NOC

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BRIHANMUMBAI MAHANAGARPALIKA

No. DyChE/SWD/211/PC date

14 MAR 2022

Office of the
Dy.Ch.Eng.(Storm Water Drains), Pl. Cell,
Engineering Hub Building,
Ground floor, Dr. E. Moses Road,
Worli, Mumbai- 400 018
Tel No.24955229/ Fax No. 24980097

To,
Amod Mandlik,
Architect,
103, Building No. 2,
Keshava CHS Ltd.,
Near Matrchaya School,
Link Road,
Dahisar (E), Mumbai 400068.

Sub : Confirmation of provisional major nalla remarks alongwith one no of carriage entrances for the movement of Vehicle of plot bearing CTS No. 380 and 380/1 to 96 of village Mogra at Jijamata Road, Jogeshwari(E), In K/East Ward.

Ref : (1) Your Client, M/s Sardar Realty Builders & Developers Ltd.'s letter dated 18/12/2020.
(2) Your letter dated 11/10/2021 & 11/02/2022 .
(3) Provisional major nalla remarks issued u/no. DyChE/SWD/1133/PC dated 01/08/2018.
(4) IOA issued u/no.K-E/PVT/0128/20060509/Composite Bldg dated 26/11/2020.

Gentleman,

With reference to your and your client's above cited letters, by directions, earlier provisional major nalla remarks issued for planning purpose u/no. DyChE/SWD/1133/PC dated 01/08/2018 valid upto 31/07/2020 are here by confirmed and revalidated for further period of three years ending upto 31/07/2023. This office's revised major nalla remarks are as under:-

(1) The plot under reference is marked A-B-C-D-E-F-G-H-I-J-A as shown in shown black line on the accompanying plan.

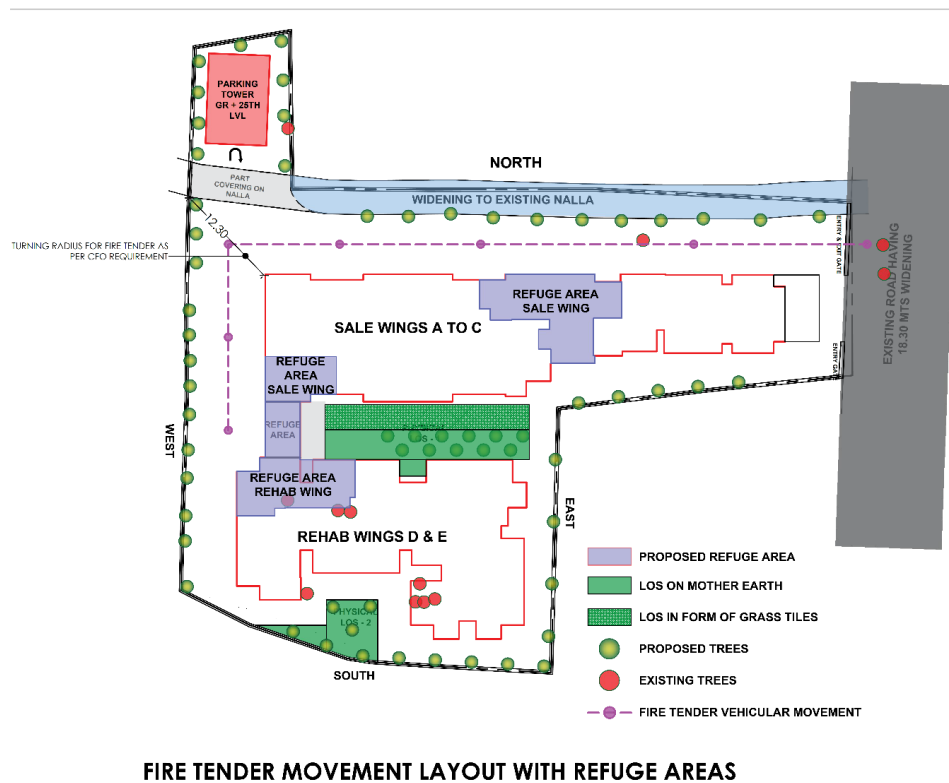
(2) The plot under reference is affected by Jijamata Nagar Nalla of Mogra Nalla System studied under designated Catchment No. 218 in BRIMSTOWAD-II Master Plan Report submitted by the Consultants, M/s MWH (India) Private Limited.

(3) The existing nalla stretch affecting the plot under reference is found open & trained in UCR masonry retaining walls and there is a existing culvert / bridge as shown on the accompanying plan

(4) The existing width of the nalla stretch affecting the plot under reference is varying from minimum 2.12 M to maximum 2.33 M as per Total Station Survey Plan submitted by you.

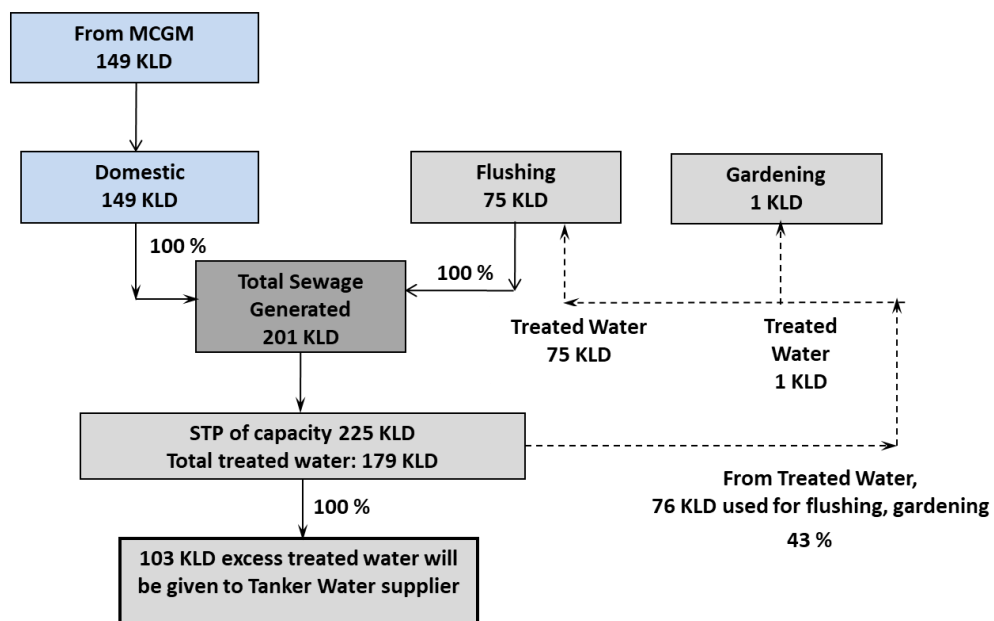
(5) As per BRIMSTOWAD-II Master Plan Report submitted by the consultants, M/s MWH India Pvt. Ltd, in this office, the nalla stretch affecting the plot under reference is to be

Annexure 6: Vehicular Circulation Layout and Fire Tender Layout

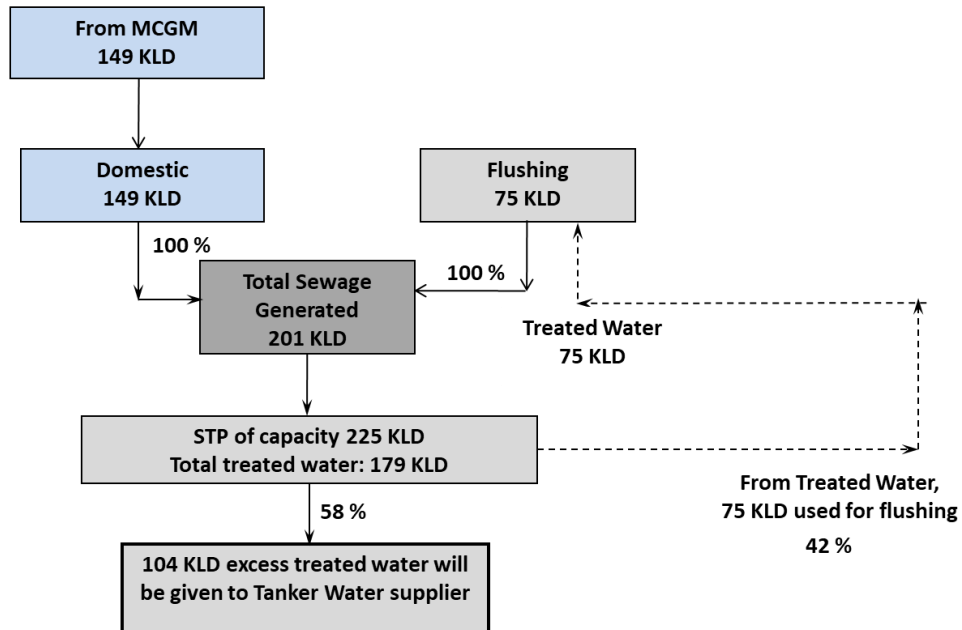


Annexure 7: Water Balance Details**Water Consumption**

1	Construction phase		
From Tanker water of potable quality: 16 KLD (For workers) From Water Tankers: 10 – 20 KLD (Depending on construction activity)			
2.	Operation phase		
Sr. No	Description	Quantity of water required (m ³ /day)	Source of water supply
a.	Domestic purpose	149	Local body
b.	Flushing purpose	75	Treated water from STP
c.	Gardening purpose	1	Treated water from STP
	Total	225	

WATER REQUIREMENT: DRY SEASON

WATER REQUIREMENT: WET SEASON



Annexure 8: Undertakings for Usage of Excess Treated Water



01, Patel Terrace Bldg., A-Block, Vijay Raut Marg
Pumphouse, Andheri (E), Mumbai - 400 093.
Sardar Dairy Compound, Jijamata Marg,
Pumphouse, Andheri (E), Mumbai - 400 093
Office : 9820925611 / 9821058174
Email : m_hnf@yahoo.com

To,
The Chairman
State Expert Appraisal Committee (SEAC II)
Environment Department,
15th Floor, new administration building,
Mantralaya, Mumbai - 400032

Date: 9-Sep-2022

Subject : Request to give your consent for use of excess treated water in future from our Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property bearing C.T.S. No. 380 & 380/1 to 96, of village Mogra, at Jijamata road, Andheri (East), Mumbai, of village Mogra, at Jijamata road, Andheri (East), Mumbai, in K/EAST Ward.

Respected Sir,

I **Mr. Mohammed Hanif Momin** the proponent of Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property bearing C.T.S. No.380 & 380/1 to 96, of village Mogra, at Jijamata road, Andheri (East), Mumbai, of village Mogra, at Jijamata road, Andheri (East), Mumbai, in K/EAST Ward by M/s. Sardar Realty, hereby confirms that from above development we will have excess sewage treated water i.e. 104 KLD in dry season & Wet season.

We hereby propose to provide the excess treated water of the proposed STP to the water suppliers. Tie up for the same will be done with water suppliers.

We hereby undertake that we will explore this possibility and will put our best effort to ensure the use of excess treated water from our STP to a maximum possible extent instead of connecting the same to the sewer drain line.

Thanking You,

A handwritten signature in blue ink, appearing to read 'M. Hanif Momin', is written over a faint, light blue rectangular stamp.

For M/s. Sardar Realty



A Square Construction

Date: 13-Sep-2022

To,
The Chairman
State Expert Appraisal Committee (SEAC II)
Environment Department,
15th Floor, new administration building,
Mantralaya, Mumbai -400032

Project: M/s. Sardar Realty

Subject: Regarding usage of excess treated sewage generated from STP.

Respected Sir,

This is with reference to the request made by M/s. Sardar Realty promoters of project named Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property bearing C.T.S. No.380 & 380/1 to 96, of village Mogra, at Jijamata road, Andheri (East), Mumbai, of village Mogra, at Jijamata road, Andheri (East), Mumbai, in K/EAST Ward.

I agree and undertake to take excess treated water generated from the above project which is expected to be around i.e. 104 KLD in dry season & wet season. The same water will be utilised to our vendors for construction work as well as for RMC Plant owners and for gardening contract projects. This treated water will be utilised for secondary purpose only.

With Regards,

For A-Square Construction

Shop No16 Abba Apt, Near Sabri Masjid, Off S.V.Road, Jogeshwari (West) Mumbai 400 102.
M : +91 9820143247 | W : asquareconstruction.in | E : info@asquareconstruction.in

Annexure 9: EMP Details for Construction and Operation phase.

Environmental Management Plan During Construction Phase

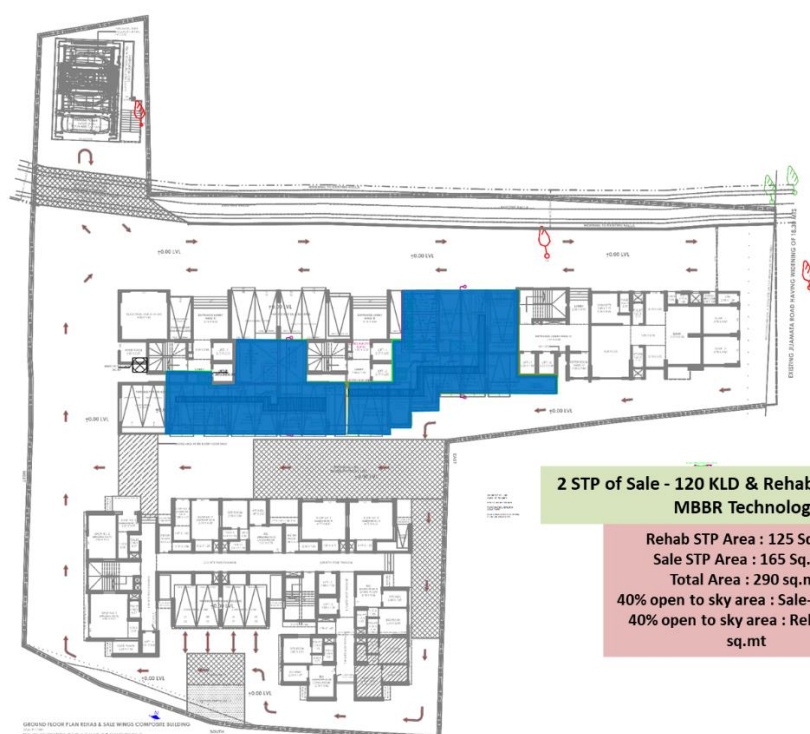
Sr. No.	Attributes	Parameter	Set Up Cost (In Lakhs)	Cost (In Lacs)
1	Air Environment	Water for Dust Suppression, Air and Noise Monitoring		1.90
2	Water Environment	Water monitoring/ wastewater monitoring + Portable STP	7.5	2.25
3	Land Environment	Site Sanitation - Mobile toilets		0.5
4	Biological Environment	Top soil preservation cost, Cost of transplantation of trees		0.31
5	Socio- Economic Environment	Disinfection-Pest Control, First Aid Facilities, Health Check Up, Personal Protective Equipment, CFL Lamp for hutment		6.46
		TOTAL COST	7.5	11.43
6	DMP Cost	During Construction	47.54	14.26

During Operation Phase

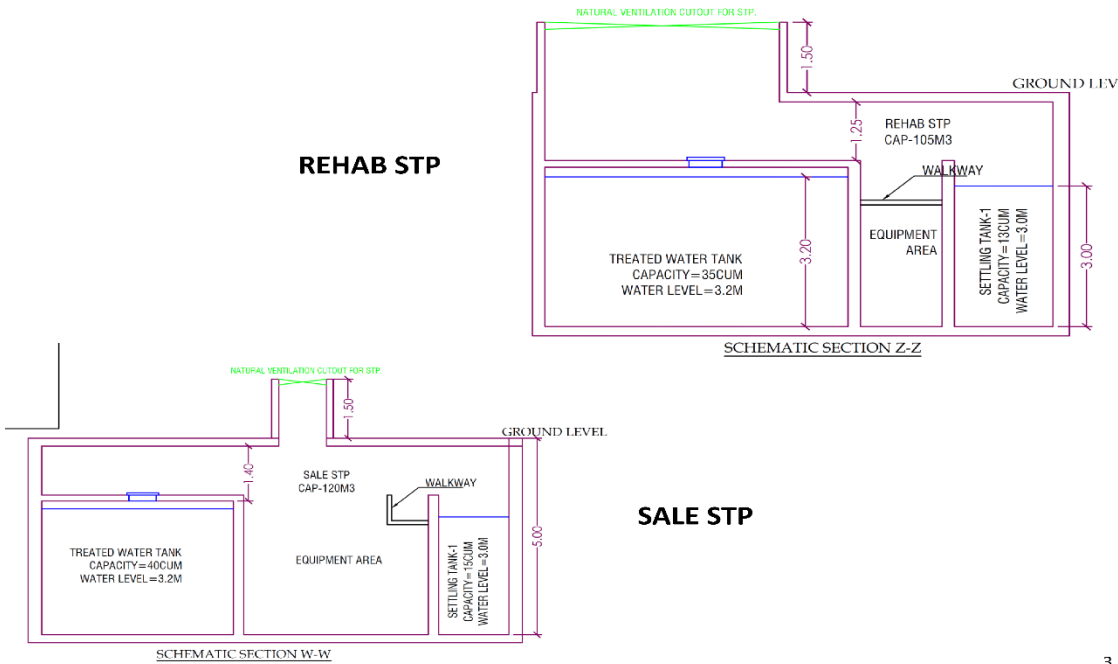
Sr. No	Component	Description	Capital cost Rs. (Lakhs)	O and M cost (Rs. In Lakhs/year)
1	Sewage Treatment Plant	2 Sewage Treatment Plant of 120 and 105 KLD MBBR	56.25	10
2	Rain Water Harvesting	5 RWH tank of total 50 cum capacity	1	0.1
3	Solid Waste Management	2 Organic waste convertor Machine and storage and Segregation of waste	20	1.2
4	Green Belt Development	Plantation of Tree and development of RG area	2.23	2.16
5	Solar Energy	Solar Panels for Hot Water	22.55	2.26
6	LFD	Low Flush toilets and low flow faucet	99.5	1.99
7	Environmental Monitoring	EMP costing	MoEF accredited lab will be hired	1.76
	TOTAL		201.53	19.04
9	DMP Cost	During Operational	7.13	2.14

Capacity	2 STP of total capacity 225 KLD (Sale - 120 KLD & Rehab - 105 KLD)
Technology	MBBR (Moving Bed Biofilm Reactor) Technology
Location	On Ground- 40 % Open to sky

Sr. No.	Parameters	Unit	Raw Sewage	Treated Sewage
1	pH	-	6.5-8.5	6.5-7.5
2	Biochemical Oxygen Demand (BOD)	Mg/l	300	< 10
3	Chemical Oxygen Demand (COD)	Mg/l	400	< 30
4	Total Suspended Solid (TSS)	Mg/l	250	< 10
5	Oil & Grease	Mg/l	15	< 5
6	Total Kjeldahl Nitrogen (TKN)	Mg/l	45-50	< 5
7	Ammonical Nitrogen (NH3-N)	Mg/l	25-35	< 5
8	Phosphorus (PO4-P)	Mg/l	4-8	< 5
9	Fecal Coliform	Nos./100 ml	10 ⁶ /100	Nil
10	Total Coliform	Nos./100 ml	10 ⁷ /100	Nil



SCHEMATIC SECTION OF STP



Annexure 11: Details of Solid Waste Management

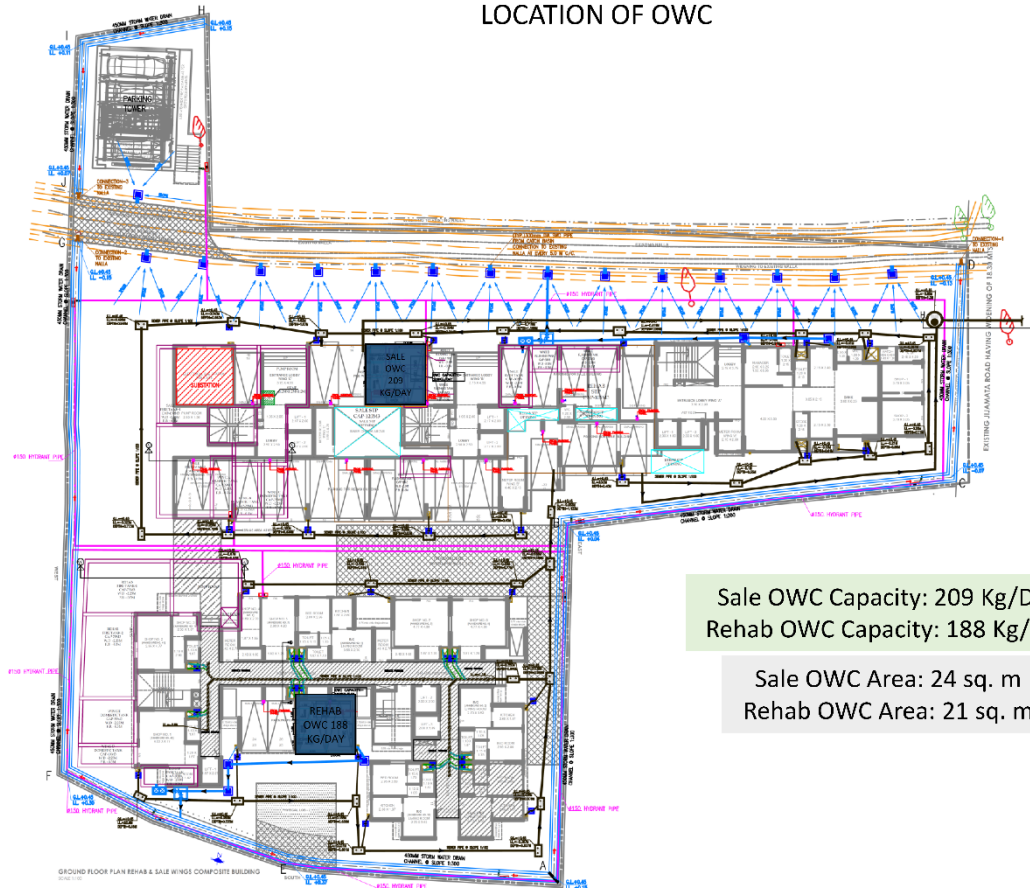
Solid Waste Management Construction Phase

Waste	Quantity (kg/day)	Management
Biodegradable Waste Generation by Workers	15	Handed over to KDMC by daily collection system
Non- Biodegradable Waste Generation by Workers	30	Will be segregated and Handed over to Authorized recyclers

Operation Phase

Waste	Quantity (kg/day)			Management
	Sale Wing	Rehab Wing	Total	
Biodegradable	209	188	397	Wet garbage treatment in 2 OWC's of 397 Kg capacity
Non- Biodegradable	314	282	596	Handed over to Authorized recyclers
TOTAL	523	470	993	
E-waste (Kg/Yr.)	452	413	865	Handed over to Authorized recyclers
STP Sludge (kg/day)	21	19	40	Will be treated in OWC and then used as manure.

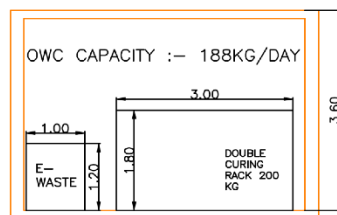
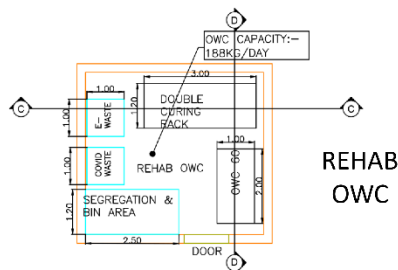
LOCATION OF OWC



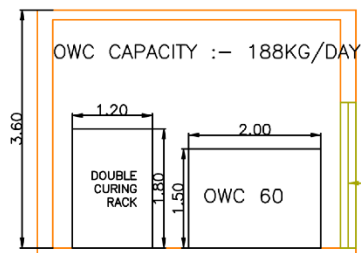
Sale OWC Capacity: 209 Kg/Day
Rehab OWC Capacity: 188 Kg/Day

Sale OWC Area: 24 sq. m
Rehab OWC Area: 21 sq. m

SECTION OF OWC

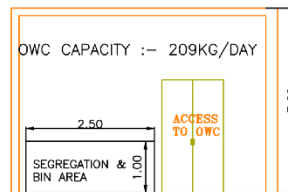
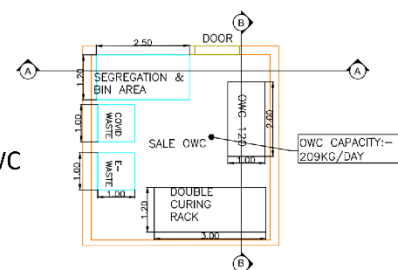


SECTION C-C

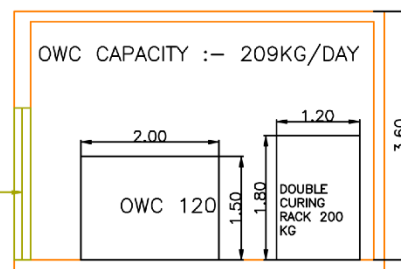


SECTION D-D

SALE OWC



SECTION A-A



SECTION B-B

Annexure 12: Sanitary and Hygiene measures and Labor health safety report

Sr. No.	Particulars		Details During Monitoring
1	No. of residential workers		20
2	Non-residential workers		25
3	No. of hutments		10
4	Facility provided for workers		Toilet, Bathroom, Drinking Water, Washing Water, Hutment, Electricity
	1	No. of toilets	8
	2	No. of Bathrooms	8
	3	Drinking Water facility	Potable water for workers
	4	No. of bore wells at site	NA
	5	Light provision for hutments	YES
	6	First Aid box provision	Yes provided at site
	7	Cooking facility	No
	8	Provision of safety gadgets	Yes
	9	Barricading of sites	Yes

Annexure 13: Details of Parking Layouts

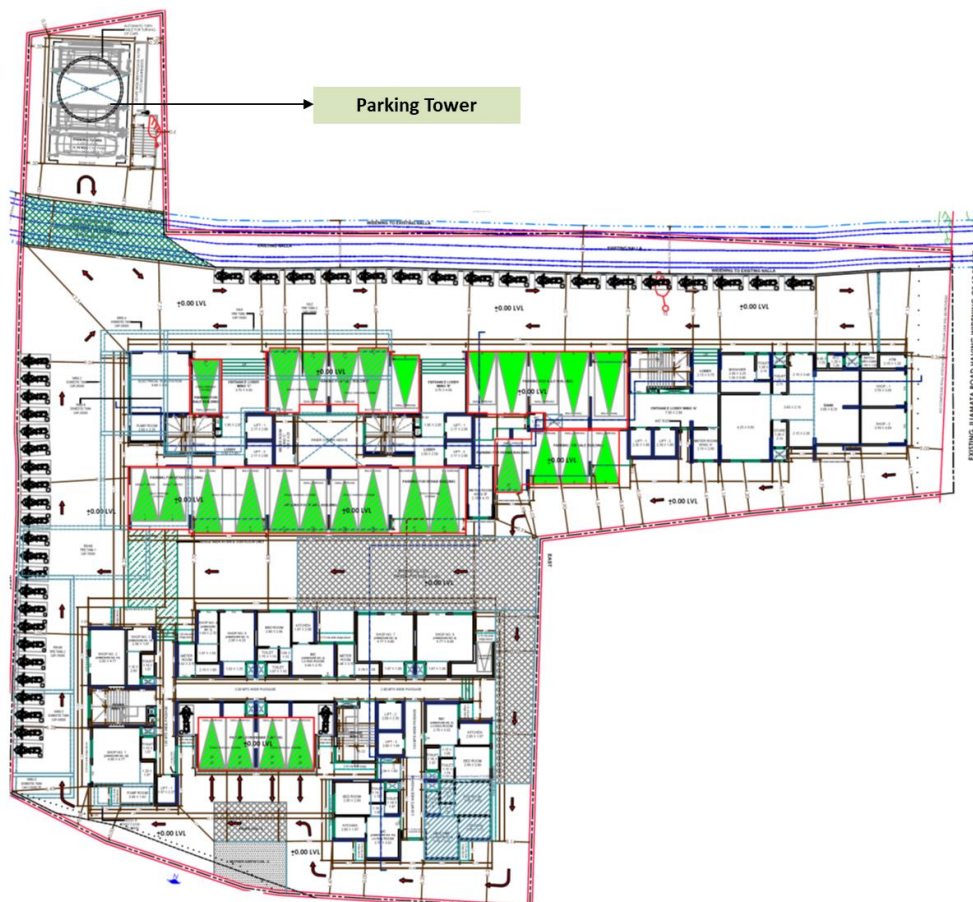
ROAD NETWORK and PARKING PROVISION

Sr. No.	Description	Width
1	External road to Project site	Existing 18.30 m wide Rajmata Jijabai Marg Road abutting to the site which is approaching to Jijamata Chowk.
2	Internal Drive way	Approx. 6.0 m wide

PARKING STATEMENT: REHAB + SALE

	Parking required		Parking provided		Total Parking Area
	Car	Scooter	Car	Scooter	
Residential	104	0	117	39	885.00
Shopping	2	0	2	1	
Commercial	4	0	4	2	
Total	110	0	123	42	885.00

Parking Layout



Cars on Parking Tower	75
Cars on Ground Floor	49

Total No. of Cars	123
40% of total cars considered as EV Cars	50

Electric Parking Layout



Cars on Parking Tower	75
Cars on Ground Floor	49
Total No. of Cars	123
40% of total cars considered as EV Cars	49
Charging stations required considering 8 hrs req 1 car to fully charge	16

Annexure 14: Monitoring Reports



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT					
Report No:		EFEL/PRO/2025/05/508		Issue Date	20.05.2025
Name and Address of Customer		M/s. Sardar Realty. Proposed Residential Building Known As “Inspire Residency” (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra			
Sample Name		Ambient Air	Sample Description	Ambient Air	
Date of Sampling		15.05.2025	Sampling duration	1440 Min	
Start Date of Analysis		15.05.2025	End Date of Analysis	19/05/2025	
Sampling Location		Near Site Office	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		36°C	Wet bulb temperature	28°C	
Relative Humidity		55%	Sampling done by	Manusrushti	
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	20.3	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	29.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	53.4	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	26.3	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.88	mg/m ³	≤ 04	
6	Ozone(O ₃)	28.3	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	
Remark- All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



(Signature)
Authorized Signatory
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Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 48001 : 2018



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT					
Report No:	EFEL/PRO/2025/05/509			Issue Date	20.05.2025
Name and Address of Customer	M/s. Sardar Realty. Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra				
Sample Name	Noise	Sample Description	Ambient Noise		
Date of Sampling	15.05.2025	Sampling duration	Spot Time		
Sampling done by	Manusrushti				
Results					
Sr. No.	Locations	12.30 Hrs Result dB(A) Day	22.00 Hrs Result dB(A) Night	Specifications (CPCB Standards dB(A)	Method
1.	Near Main Gate	58.3	42.6	75/70	CPCB Guideline
2.	Near Site Office	52.3	41.3		
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -75/70 dB.					



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TEST REPORT					
Report No:		EFEL/PRO/2025/05/510		Issue Date	20.05.2025
Name and Address of Customer		M/s. Sardar Realty. Proposed Residential Building Known As "Inspire Residency" (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra			
Sample Name		Water	Sample Description	Drinking Water	
Date of Sampling		15.05.2025	Sampling duration	--	
Start Date of Analysis		15.05.2025	End Date of Analysis	19.05.2025	
Sampling Location		--	Sampling Procedure	APHA 1060	
Sampling done by		Manusrushti	Sample Quantity	2 Ltr	
Results					
Sr. No.	Parameter4	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.05	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed. 2023
2	Total Dissolved Solids TDS	34.1	mg/L	<500	APHA 2540 C, 24 th Ed. 2023
3	Total Hardness (as CaCO ₃)	16.3	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	6.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	<5.0	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	0.15	mg/L	<45	APHA 4500 NO ₃ , 24 th Ed. 2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 24 th Ed. 2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 24 th Ed. 2023
9	Chloride (as Cl)	13.4	mg/L	<250	APHA 4500 Cl-, 24 th Ed. 2023
10	Calcium (as Ca)	2.96	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	0.86	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	<0.05	mg/L	<0.3	APHA 3111, 24 th Ed. 2023
13	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
14	E.coli.	Absent	MPN/100m	<2	IS 1622:1981
Remark-					
➤ The above water sample is Comply with required limit as per 10500:2012.					
➤ For Total Coliform &E.coli. <2 can be consider as Zero [Refer IS:1622 (R.A.1996), Table No.-4].					



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TEST REPORT

TEST REPORT				
Report No:	EFEL/PRO/2025/05/511		Issue Date	20.05.2024
Name and Address of Customer	M/s. Sardar Realty. Proposed Residential Building Known As “Inspire Residency” (Under SRA Scheme) Located On Property Bearing C.T.S. No. 380 & 380/1 To 96 Of Village Mogara, At Jijamata Road, Andheri (East), Mumbai, In K/E Ward, Maharashtra			
Sample Name	Soil	Sample Description	Soil	
Date of Sampling	15.05.2024	Sampling Time	12: 30 PM	
Start Date of Analysis	15.05.2024	End Date of Analysis	19.05.2024	
Sampling Location	-	Sampling Procedure	--	
Sampling done by	Manusrushti	Sample Quantity	01 kg	
Results				
Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	Sand	20	%	
	Silt	51	%	
	Clay	29	%	
2	pH at 25°C	7.2	--	IS 2720(Part 26) 1987
3	EC at 25°C	1156	µS/cm	IS 14767 : 2000
4	Moisture Content	7.6	%	Manual Of Soil Testing
5	Organic Matter	1.4	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	21.3	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	30.6	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	10.3	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	268.9	mg/Kg	Manual Of Soil Testing
10	Water Holding	37.3	%	Manual Of Soil Testing
11	Calcium as (Ca)	21.3	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	12.4	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	0.13	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	24.9	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	0.75	mg/Kg	Manual Of Soil Testing
16	Iron (as Fe)	4.88	mg/Kg	Manual Of Soil Testing



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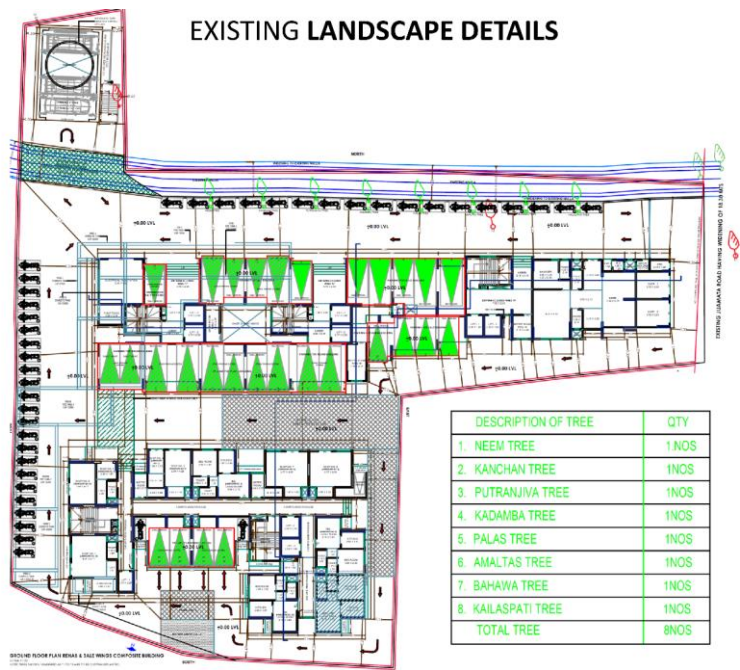
Annexure 15: Details of Landscape layout and List of Trees

Sr. No.	Particulars	Proposed
1	Provided RG area (sq. m)	222.9
2	No. of Trees required to be plant As per Calculation	35
3	No. of Existing trees as per Tree NOC vide letter no.	11
4	No. of trees to be cut	4
5	No. of trees Transplanted	5
6	No. of trees retained	2
7	No. of Trees required to be plant As per Tree NOC	8
8	Timeline for completion of plantation	03 Years

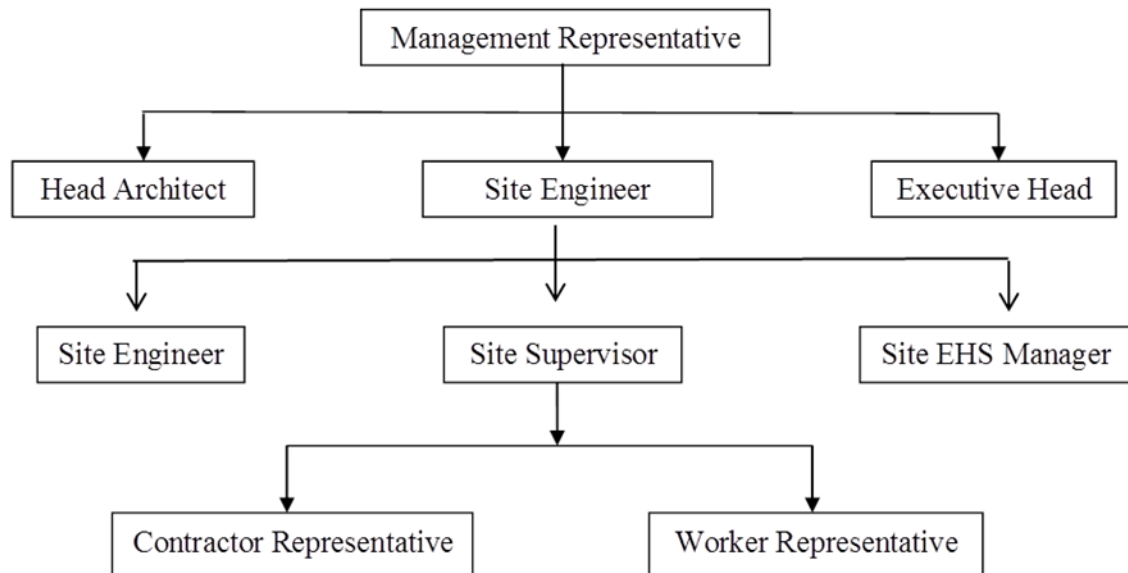
NUMBER AND LIST OF TREE SPECIES TO BE PLANTED

Tree List				
1	<i>Terminalia catappa</i>	Badam	2	Fruit bearing plant with evergreen tree.
2	<i>Mangifera indica</i>	Mango	2	Small deciduous fruit bearing tree. different parts of the mango tree, both as food and medicine. Extracts of the bark, leaves, stems, and unripe fruits have demonstrated antibiotic properties in vitro, and are used in traditional medicine
3	<i>Azadirachta indica</i>	Neem	2	Good for restoration of dryer parts, good for air purifier and have medicinal properties
4	<i>Syzygium cumini</i>	Jambhul	2	Fruit bearing tree, Has medicinal properties, Host for many Flora and Fauna
5	<i>Cocos nucifera</i>	coconut tree	2	fruit bearing plant.
6	<i>Saraca indica</i>	Ashoka	2	Good for roadside plantation and provide shade.
7	<i>Artocarpus heterophyllus</i>	Jack fruit	1	Fruit bearing plant with evergreen tree.
8	<i>Ficus racemosa</i>	Umber	1	Bark of the plant cures dysentery, spongy gums, ulcers, diabetes, asthma, leucorrhoea and urinary problems.
9	<i>Mimusops elengi</i>	Bakul	2	Large evergreen tree, is a medicinal tree. For the medicinal purpose its leaves, fruit, bark and flowers are used.
10	<i>Embllica officinalis</i>	Aawala	2	Large tree for shading, good density
11	<i>Psidium guajava</i>	Guava	2	Guava is used as a juice in a concoction to help heal deep cuts, as a tea to cure headaches, as crushed leaves to revive a fainted person, and as chewed leaves to counteract diarrhea.
12	<i>Neolamarckia cadamba</i>	Kadamb	1	Host for many birds
13	<i>Cassia fistula</i>	bahava/amaltash	2	Used as Ayurveda/ medicinal tree.
14	<i>Lagerstroemia flos regineae</i>	Tamhan	2	Good as an avenue tree, good for group planting around water gardens and ponds.
15	<i>Aegle marmelos</i>	Bel	2	Evergreen tree having cultural value
16	<i>Erythrina indica</i>	Pangara	2	Host for many birds
17	<i>Plumeria alba</i>	Champa	1	Plumeria flowers produced most fragrant flowers
18	<i>Albizia lebbek</i>	Shirish	2	Use of Shirish has been extensively recommended to neutralize toxins in the body.

19	<i>Tamarindus indica</i>	Chinch	2	The tamarind tree produces edible pulp.
			35	



Annexure 16: Environment Management Cell



Annexure 17 : Data Sheet for Annexure A, B and C

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests and Climate Change Regional Office (W), Nagpur.

Monitoring Report

PART – I

DATA SHEET

Date: 1st June 2025

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	8(a) B2 Building and Construction project.
2.	Name of the project		:	Proposed Residential Building known as “Inspire Residency” (Under SRA Scheme) located on property bearing C.T.S. No. 380 and 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai, in K/E Ward, Maharashtra by M/s. Sardar Realty.
3.	Clearance letter (s) / OM No. and Date		:	Vide letter no. EC23B038MH167227 dated 30.05.2023
4.	Location		:	
	a.	District (S)	:	Mumbai
	b.	State (S)	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude: 19°7'41.38"N Longitude: 72°51'32.55"E
5.	Address for correspondence		:	Mr. Mohammed Hanif Ismail Momin M/s. Sardar Realty. Address: CTS No.380, 380(1 to 96), Kantilal Compound, Jijamata Road, Pump House, Mogra, Andheri(East) Mobile No.: - 9867851056 Email Id: sardarrealty159@gmail.com
	a.	Address of Concerned Project Chief Engineer (with pin code and Telephone / telex / fax numbers	:	Mr. Mohammed Hanif Ismail Momin M/s. Sardar Realty. Address: CTS No.380, 380(1 to 96), Kantilal Compound, Jijamata Road, Pump House, Mogra, Andheri(East) Mobile No.: - 9867851056 Email Id: sardarrealty159@gmail.com
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Same as above
6.	Salient features		:	
	a.	of the project	:	Annexure -A
	b.	of the environmental management plans	:	Annexure -B

7.	Breakup of the project area	:	
	a. submergence area forest and non-forest	:	Project site is not a forest area.
	b. Others	:	Annexure - A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units and agricultural Land and landless labourers/artisan	:	Not Applicable
	a. SC, ST/Adivasis	:	Not Applicable
	b. Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Rs. 156.00 Cr
	b. Allocation made for environmental management plans with item wise and year wise Break-up.	:	Annexure – C
	c. Benefit cost ratio/Internal rate of Return and the year of assessment	:	-
	d. Whether (c) includes the Cost of environmental management as shown in the above.	:	Yes
	e. Actual expenditure incurred on the environmental management plans so far	:	Rs.12,00,000/- expenses done for Barricades, Covering, etc. Rs.9,00,000/- expenses done for Safety Gears for Labors like Safety Belts, Safety Shoes, Apron, etc. Rs.50,000/- Mosquito Fogging Machine
10.	Forest land requirement	:	
	a. The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b. The status of clearing felling	:	Not Applicable
	c. The status of compensatory afforestation, if any	:	Not Applicable
	d. Comments on the viability and sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir,	:	Not Applicable

	approach roads), if any with quantitative information		
12.	Status of construction	:	
	a. Date of commencement (Actual and/or planned)	:	1 st Feb 2023
	b. Date of completion (Actual and/of planned)	:	31-December-2025
13.	Reasons for the delay if the Project is yet to start	:	Not Applicable
14	Dates of site visits	:	
	a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet visited
	b. Date of site visit for this monitoring report	:	May 2025
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

ANNEXURE – A

1.PROJECT DETAILS

Name and Location	:	Proposed Residential Building known as “Inspire Residency” (Under SRA Scheme) located on property bearing C.T.S. No. 380 and 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai, in K/E Ward, Maharashtra by M/s. Sardar Realty.
Total no. of workers to be employed during the construction phase.	:	150 Nos.
Total Project cost	:	Rs. 156.00 Cr
Project infrastructure	:	Proposed Residential Building known as “Inspire Residency” (Under SRA Scheme) located on property bearing C.T.S. No. 380 and 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai, in K/E Ward, Maharashtra by M/s. Sardar Realty. The site has started its work as per EC Received EC23B038MH167227 Dated 30.5.2023. The project involves the development of residential cum commercial project.
Area Statement	:	Total Plot Area: 2970.90 Sq. m. Built Up Area as per FSI: 13085.77 Sq. m. Non FSI Area: 10683.63 Sq. m. Total Construction area: 23,769.46 sq.mt. R. G. Area on the ground: 222.9 Sq. m.
Water Requirement and Sources	:	Source: MCGM During Construction Phase – For Workers: 16 m3/ day For Construction: Tankers: 10-20 m3/ day (Depending upon the activity). During Operational Phase - Total Water Requirement.: 225 m3/ day For Domestic: 149 m3/ day For Flushing: 75 m3/ day For Gardening: 1 m3/ day
Sewage generated	:	201 m3/ day

Power	:	During Construction Phase - 1. From MSEDCL: 17.46 kW 2. DG sets: - During Operational Phase – 1. Power Requirement: Connected load: 5378 kW Maximum Demand: 817 kW DG sets – 1 DG sets of 320 KVA
Gaseous emissions	:	• Vehicle carrying materials to be transported must have PUC certificate. • Heavy vehicle movement will be allowed only during night time. • Construction equipment's with idling control technologies will be used. • Regular maintenance of the equipment's will be carried out.
Solid waste from: Garbage: 1. Wet 2. Dry	:	a. Total solid waste: 993 kg/day b. Biodegradable waste: 397 kg/day c. Non- biodegradable waste: 596 kg/day d. STP sludge (Dry sludge) : 40 kg/day e. E waste: 865 kg/day f. Wet garbage along with STP sludge is being treated in Organic waste converter (OWC) of 2 OWC's of 397 Kg capacity Dry waste is handed over to Authorized recyclers. a. h. E waste is handed over to authorized recyclers

ANNEXURE - B

EMP for Construction Phase

Sr. No.	Environmental Component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality and Noise level	• Site Clearance • Excavation • Construction of Structures • Heavy vehicle traffic • Use of DG Set • Open burning of waste	• Increased level of dust and other air pollutants • Increased Noise level.	For controlling air pollution: • Water Sprinkling • Cover on trucks • Use of RMC • Vehicles with valid PUC • Maintaining smooth traffic flow • DG sets: As per CPCB norms, Proper Maintenance, Use of Low sulphur fuel. Restricting open burning of solid waste. For controlling noise pollution: • Barricades along the periphery of the site. • Ear Plugs for Laborers. • D.G. sets with acoustic Annexure no's. • No noise polluting work in night shifts. • Using electrically operated construction equipment.
2	Water	• Use of fresh water for Construction activity / labours • Wastewater generation • Disposal of site Run off into SWD • Water logging	• Strain on the water supply in the vicinity • Sedimentation, • Pollution of nearby water courses. • Unhygienic condition for surrounding residents.	• Use of tanker water for construction. No burden on municipal supply • Provision of temporary toilets and bathing facilities. • Provision of septic tanks and soak pits. • Construction water will be channelised properly and silt traps will be provided before disposal into natural drain.

				Disposal of logged water periodically.
3	Soil	• Preconstruction and excavation debris • Storage of construction material / chemicals • Transportation of hazardous material • Residual paints Solvents/ bituminous material etc. • Heavy vehicle operation / maintenance Generation of garbage by laborers	• Loss of good fertile soil • Soil erosion, • Soil contamination due to mixing of construction material/ accidental spillage of chemicals /oils	• Top soil will be stock piled and maintained for green belt development. • Contouring and minimizing the steepness of site; Mulching in exposed areas • Recycle of Debris as far as possible in construction area. • Disposal of debris to authorized sites/ recognized landfill sites • Proper and Separate storage of construction material • Storage of all petroleum products on impervious layers viz. concrete. • Usage of Oil trays wherever oil spillage is expected. • Transportation, storage and handling, disposal of HW as per their guidelines and handing it over to authorized agencies. • Most use of electrically operated machinery. • Segregation of garbage
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.			

4	Ecology	• Site clearance, • Construction of structures Cutting of trees.	• Disturbing natural flora and fauna Loss of vegetation from chemical spills from vehicles	• Plantation of local tree species. • Plantation of trees will start in mid of construction phase. Regulation of vehicular trips and speed and proper maintenance of machinery.
5	Socio economic environment	Construction work Labor hutments	• Positive impact: Employment generation • Safety and hygiene at site may be affected during construction	• Adequate drinking water, toilet and bathing facilities. • Regular analysis of drinking water. • Personal protective and safety equipment will be provided. • First aid facility. • Regular health check up • Regular pest control at site. • Crèche for worker's children • Educational and awareness programme for safety measures.

EMP for Operation Phase

Sr. No.	Environmental Component	Activity	Impacts	Precautionary measures
1	Ambient Air Quality and Noise level	Increased vehicular trips, Use of DG sets	• Traffic congestion • Air Pollution - Increase in noise level	• Adequate Parking provision; well organized traffic management plan for smooth flow of vehicles. • Regular PUC check-up for vehicles. • DG sets: As per CPCB norms, Proper Maintenance, Use of Low Sulphur fuel. • Acoustic Annexure nos for DG sets • Provision of green belt around the Site which will reduce air pollution and also act as noise buffer.
2	Water	• Increased demand of natural water, • Generation of waste water - Increased paved structure	• Stress on existing water supply • Pollution of water bodies - Increased run off from site.	• Use of water saving practices • Adoption of dual flush system • Rain water harvesting and use of rain water • Plantation of less water consuming trees. • Treatment of waste water for Sale Building • Recycling of STP treated water for secondary requirements • Disposal of excess treated sewage in to municipal sewer line • Oil and grease traps will be installed on Sewers and S.W.D. at the discharge points • Use of paver blocks instead of fully impervious pavement

				to control run off along with green belt development
3	Land	• Solid waste generation, • Transportation of hazardous material Increased paved structure	• Improper disposal of waste, • accidental spillage of hazardous chemicals leads to soil contamination Increased run off from site.	• Waste minimization recovery and reuse • Segregation at source for all solid waste streams • Recycling of dry garbage • Treatment of wet garbage by OWC for Sale building and its use as manure • Use of dried STP sludge as manure Transportation, storage and handling, disposal of HW / E waste as per their guidelines and handing it over to authorized agencies. • Storm water drainage of adequate Capacities. • Use of paver blocks for percolation of rain water along with green belt development
	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site			
4	Ecology	Introduction of new tree species	• Disturbing natural flora and fauna • Increased Exposure to anthropogenic activities.	• Landscaping, avenue plantation • Plantation of local tree species. Green line will be used at periphery of the roads and compound to separate the vehicular pollution and noise pollution from public utility area.
5	Socio economic environment	Development of new land	• Stress on all utilities, risk and	• Environmental awareness

		use, influx of people	danger due to natural and manmade disaster Positive impact: Employment generation	programme for surrounding area. Emergency preparedness plan and Disaster management plan will be Prepared and explained with the help of local NGO's and surrounding people and authority.
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ANNEXURE 18 : Budgetary Allocation for Environmental Management

Budgetary Allocation for Environmental Management Plan**I. Construction phase – Capital Cost**

Sr. No.	Attributes	PARAMETER	Set up Cost (In Lakhs)	Cost (In Lacs)
1	AIR ENVIRONMENT	Water for Dust Suppression, Air and Noise Monitoring		1.90
2	WATER ENVIRONMENT	Water monitoring/ wastewater monitoring + Portable STP	7.5	2.25
3	LAND ENVIRONMENT	SITE SANITATION - Mobile toilets		0.5
4	BIOLOGICAL ENVIRONMENT	Top soil preservation cost, Cost of transplantation of trees		0.31
5	SOCIO-ECONOMIC ENVIRONMENT	Disinfection-Pest Control, First Aid Facilities, Health Check Up, Personal Protective Equipment, CFL Lamp for hutment		6.46
		TOTAL COST	7.5	11.43

DURING CONSTRUCTION PHASE – PER YEAR

Sr. No.	Pollution Monitoring	Parameters	Frequency	Location	Cost per Year (In lakhs)
1	Air quality	SPM,RSPM,SO2,and NOX,CO, HC	Quarterly	At major Construction area.(total 2 Stations)	0.46
2	Noise Level	Equivalent noise level	Daily	At major Construction area.(total 2 Stations)	
3	Exhaust from DG Set	SPM, SO2, Nox	Quarterly	Stack of DG set.	0.015
4	Exhaust from DG Set	SPM, SO2, NOx, Hydrocarbons and Carbon Monoxide	Yearly	Stack of DG set.	0.022
5	Waste Water Analysis	Portable STP- Ph and BOD	Monthly	Outlet of STP	2.016
6	Drinking Water Analysis (Taken Drinking +Borewell)	Analysis of water for physical, chemical, biological parameters.	Quarterly	At source (municipal/ tankers)	0.07
	Total				2.59

II. Operation phase Per Year

Sr. No.	Environmental Monitoring	Parameters	Frequency	Cost per Year (In lakhs)
1	Ambient Air quality	SPM,RSPM,SO ₂ , NO _X	Quarterly	0.46
2	Noise Level	Equivalent noise level	Daily	
3	Exhaust from DG Set	SPM, SO ₂ , Nox	Quarterly	0.06
	Exhaust from DG Set	SPM, SO ₂ , NO _x , Hydrocarbons and Carbon Monoxide	Yearly	0.022
4	Drinking Water	(Physico- chemical and biological parameters as per the source and utilization of water)	Quarterly	0.28
5	Rain Water Harvesting	pH, Temp., EC, Turbidity, TDS, Calcium, Magnesium, Total hardness, Chlorides, Sulphates, Nitrates, DO, COD, BOD, Iron, Zinc, Manganese (Physico-chemical and bacteriological parameters as per the source and utilization of water)	monthly	0.21
6	Sewage from STP	pH, BOD,COD ,TSS TDS, Oil and Grease	Quarterly	0.45
		As per E (P) act 1986 : 30 parameters	Yearly	0.08
	Swimming Pool	pH, Total residual chlorine, Cl, colour, Turbidity, odour, taste	Monthly	-
		Total Alkalinity, Aluminum, DO, Total dissolve solids, Iron, Heavy metals	Quarterly	0
7	OWC Manure	pH, Conductivity, Colour, Bulk Density, Organic Carbon, Total Nitrogen as N, Total Phosphate as P ₂ O ₅ ,Total Potash as K ₂ O,C:N ratio, Moisture Content	Quarterly	0.20
		Total		1.76

Annexure 19: PUC Certificates

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 09/05/2025
Time : 14:09:01 PM
Validity upto : 08/05/2026



Certificate SL. No. : MH04601880000476
Registration No. : MH04HY6701
Date of Registration : 23/Jun/2017
Month & Year of Manufacturing : April-2017
Valid Mobile Number : *****5432
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0460188
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.52
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

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

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 16/04/2025
Time : 10:42:53 AM
Validity upto : 15/10/2025



Certificate SL. No. : MH00402040002982
Registration No. : MH02AV9223
Date of Registration : 11/Jan/2010
Month & Year of Manufacturing : December-2009
Valid Mobile Number : *****5645
Emission Norms : BHARAT STAGE III
Fuel : DIESEL
PUC Code : MH0040204
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.54
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

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

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 16/04/2025
Time : 10:40:25 AM
Validity upto : 15/04/2026



Certificate SL. No. : MH00402040002981
Registration No. : MH02ER8714
Date of Registration : 09/Jan/2018
Month & Year of Manufacturing : October-2017
Valid Mobile Number : *****5645
Emission Norms : BHARAT STAGE IV
Fuel : DIESEL
PUC Code : MH0040204
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.52
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

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

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Annexure 20: Environment Statement



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000077310

Submitted Date

29-03-2025

PART A

Company Information

Company Name

Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property be

Application UAN number

MPCB-CONSENT-0000172298

Address

Ground Floor, Shop No.1, Patel Terrace, Jijamata Road, Pump House, Mogara, Andheri East, Mumbai - 400 093.

Plot no

C.T.S. No. 380 & 380/1 to 96

Taluka

Andheri

Village

Andheri

Capital Investment (In lakhs)

15600.00

Scale

L.S.I

City

Mumbai city

Pincode

400068

Person Name

Mr. Mohammed Hanif Ismail Momin

Designation

Partner

Telephone Number

9867851056

Fax Number

0

Email

sardar159realty@gmail.com

Region

SRO-Mumbai II

Industry Category

Orange

Industry Type

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

Last Environmental statement submitted online

no

Consent Number

MPCB-CONSENT-0000172298

Consent Issue Date

2024-01-08

Consent Valid Upto

2029-01-08

Establishment Year

2023

Date of last environment statement submitted

Mar 28 2024 12:00:00:000AM

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

Product Information

Product Name

buidling construction area

Consent Quantity

23462.31

Actual Quantity

23462.31

UOM

SqFeet/Y

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

SqFeet/Y

Part-B (Water & Raw Material Consumption)**1) Water Consumption in m3/day**

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
	0.00	0.00
Cooling	0.00	0.00
Domestic	225.00	0.00
All others	0.00	0.00
Total	225.00	0.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic effluent	201	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
OTHERS	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	48.4	48.4	Ltr/Hr

Part-C**Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)****[A] Water**

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
pH	7.04	7.04	0	6.5-9.0	STP not yet installed
TDS	83.1	83.1	0	500	STP not yet installed

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
NA	0	0	0	0	DG Set not yet installed

Part-D

HAZARDOUS WASTES**1) From Process**

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	CMD

Part-E**SOLID WASTES****1) From Process**

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

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge : Nil as STP yet to be installed	0	0	CMD

3) Quantity Recycled or Re-utilized within the unit

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

Part-F

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

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	CMD	0

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable Waste	397	CMD	NA
Non-Biodegradable Waste	596	CMD	NA

Part-G

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

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

Part-H

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

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Air Environment	Water for Dust Suppression, Air & Noise Monitoring	2.3

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Environmental Monitoring	Environment monitoring	3.5

Part-I

Any other particulars for improving the quality of the environment.

Particulars

Environment Consultant is appointed for regular monitoring and compliance of report

Name & Designation

Mr Mohammed Hanif Ismail Momin (Partner)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000077310

Submitted On:

29-03-2025

Annexure 21: Advertisement

PUBLIC NOTICE

All the concerned persons including bonafide residents, environmental groups and other are hereby informed that the Department of Environment, Government of Maharashtra has accorded Environmental Clearance to M/s. Sardar Realty for their project "Proposed Residential Building known as "Inspire Residency" (Under SRA Scheme) located on property bearing C.T.S. No. 380 & 380/1 to 96 of Village Mogara, at Jijamata Road, Andheri (East), Mumbai, in K/E Ward, Maharashtra by M/s. Sardar Realty" vide letter no.EC23B038MH167227 & file no. SIA/MH/INFRA2/402906/2022 Dated 30.5.2023 Published on 22/06/2023 The copy of clearance letter is available with on the website of the State Environment Impact Assessment Authority Maharashtra at environmentclearance.nic.in

जाहीर सूचना

रहिवासी, पर्यावरणसंबंधी ग्रुप्स आणि इतर सर्व संबंधीत व्यक्तींना कळविण्यात येते की, महाराष्ट्र सरकारच्या पर्यावरण विभागाने मे. सरदार रियल्टी त्यांच्या "प्रस्तावित निवासी इमारत & इन्स्पायर रेसिडेन्सी & (एसआरए योजनेअंतर्गत) म्हणून ओळखली जाते. सी.टी.एस. क्र. 380 आणि 380/1 ते 96, गाव मोगरा, जिजामाता रोड, अंधेरी (पूर्व), मुंबई, के/ई वॉर्ड, महाराष्ट्र मालमत्तेवर स्थित आहे मे. सरदार रियल्टी द्वारा येथील रहिवासी आणि वाणिज्य गृहसंकुल बांधकामास पत्र क्रमांक EC23B038MH167227 आणि फाइल क्र. SIA/MH/INFRA2/402906/2022 दिनांक ३०.५.२०२३ द्वारे परवानगी दिली आहे व २२/०६/२०२३ रोजी प्रकाशित झाली आहे.सदर पत्र पर्यावरण विभाग महाराष्ट्र (www.environmentclearance.nic.in) यांच्या संकेत स्थळावर पाहता येतील.