



Arihant Realtors <arihantrealtorsec@gmail.com>

submission of Six monthly compliance monitoring report_April 2025 to September 2025_M/s. Arihant Realtors.

1 message

Arihant Realtors <arihantrealtorsec@gmail.com>

Thu, Dec 18, 2025 at 6:53 PM

To: eccompliance-mh@gov.in

Bcc: pristineconsultants@gmail.com

Dear Sir,

This is with reference to Environmental Clearance Letter no. **SEAC-2011/CR-533/TC-2 dated 17.01.2013**; Amendment in EC vide letter no. **SIA/MH/MIS/118986/2019 dated 31.03.2020** from Department of Govt. of Maharashtra.

We are enclosing herewith the detailed six monthly Compliance monitoring report for the period of **April 2025 to September 2025** along with duly filled data sheet for Proposed S.R Scheme on plot bearing CTS No.29 (pt) & 1831 (pt) of village Chembur, Mumbai.

Thanks & Regards
M/s. Arihant Realtors.

 **Six Monthly Compliance Monitoring Report_April 2025 to September 2025_Arihant Realtors.pdf**
4085K



Arihant Realtors <arihantrealtorsec@gmail.com>

Submission of Six monthly compliance monitoring report_April 2025 to September 2025_M/s. Arihant Realtors.

1 message

Arihant Realtors <arihantrealtorsec@gmail.com>
To: "romumbai@mpcb.gov.in" <romumbai@mpcb.gov.in>
Cc: sromumbai3@mpcb.gov.in

Thu, Dec 18, 2025 at 6:55 PM

Dear Sir,

This is with reference to Environmental Clearance Letter no. **SEAC-2011/CR-533/TC-2 dated 17.01.2013**; Amendment in EC vide letter no. **SIA/MH/MIS/118986/2019 dated 31.03.2020** from Department of Govt. of Maharashtra.

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 **Six Monthly Compliance Monitoring Report_April 2025 to September 2025_Arihant Realtors.pdf**
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Arihant Realtors <arihantrealtorsec@gmail.com>

Submission of Six monthly compliance monitoring report_April 2025 to September 2025_M/s. Arihant Realtors.

1 message

Arihant Realtors <arihantrealtorsec@gmail.com>
To: psec.env@maharashtra.gov.in

Thu, Dec 18, 2025 at 6:57 PM

Dear Sir,

This is with reference to Environmental Clearance Letter no. **SEAC-2011/CR-533/TC-2 dated 17.01.2013**; Amendment in EC vide letter no. **SIA/MH/MIS/118986/2019 dated 31.03.2020** from Department of Govt. of Maharashtra.

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Thanks & Regards
M/s. Arihant Realtors.

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COMPLIANCE REPORT

(APRIL 2025 TO SEPTEMBER 2025)

For

PROPOSED S.R. SCHEME PROJECT

**(ENVIRONMENTAL CLEARANCE LETTER NO. SEAC-2011/CR-533/TC-2 dated 17.01.2013
Amendment in EC vide letter no. SIA/MH/MIS/118986/2019 dated 31.03.2020)**

**Plot bearing CTS No.29 (pt) & 1831 (pt) of
village Chembur, Mumbai**

Proposed By

M/s Arihant Realtors

Project Details

Sr. No.	Particulars	Details
1	Project type :River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Building Construction Project
2	Name of the Project	Proposed redevelopment of SRA project
3	Clearance letter(s)/OM and Date	EC vide letter no SEAC-2011/CR-533/TC-2 dated 17.01.2013. Amendment in EC vide letter No: SIA/MH/MIS/118986/2019 dated 31.03.2020.
4	Location	plot bearing CTS No 29 (pt) & 1831(pt) of village Chembur, Mumbai
	a) District(s)	Mumbai
	b) State(s)	Maharashtra
	c) Latitude/Longitude	19° 4'0.34"N 72°53'56.94"E
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Chaitanya Mehta Address: Arihant realtors, CTS No 29(pt) and 1831, Opp HP petrol pump, Amar Mahal, Chembur Mumbai 400089. Contact number: 9930132392 E mail: chaitanyajmehta12@gmail.com
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	The proposed development consists 5 wings of rehab buildings and 6 wings of sale building having 1023 nos of flats and 70 nos of shops.
	b) of the Environmental Management Plan	Details of the total Sewage Treatment Plant of total 700 KLD capacity (i.e MBBR tech), Solar system, Rain Water Harvesting and Solid waste management through OWC are given in Annexure
7	Break up of the project area	
	a) submergence area : forest & non-forest	NA
	b) Others	Total Plot area: 16,838.59 m ² FSI area 56,004.93 m ² Non FSI area 40,079.70 m ² Total Construction Area 96,784.63 m ²

8	Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/	N.A.				
	a) SC, ST / Adivasis	N.A.				
	b)others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.				
9	Financial details:					
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 150 Crore				
	b) Allocation made for environmental management plans with item wise and year wise break-up	<table border="1"> <tr> <td>Construction Cost</td> <td>945.45 Lakhs</td> </tr> <tr> <td>Operation & Maintenance Cost</td> <td>75.36 Lakhs/yr.</td> </tr> </table>	Construction Cost	945.45 Lakhs	Operation & Maintenance Cost	75.36 Lakhs/yr.
Construction Cost	945.45 Lakhs					
Operation & Maintenance Cost	75.36 Lakhs/yr.					
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.				
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.				
	e) Actual expenditure incurred on the environmental management plans so far	N.A.				
10	Forest land requirement	No Forest Land Required.				
	a) The status of approval for diversion of forest land for non-forestry use	N.A.				
	b) The status of clearing felling	N.A.				
	c) The status of compensatory	N.A.				
	d) afforestation, if any	N.A.				
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.				
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach rods), if any with quantitative information	N.A.				
12	Status of construction					
	a) Date commencement (Actual and/or planned)	[REDACTED]				
	b) Date of completion (Actual and/or planned)	[REDACTED]				
13	Reasons for the delay if the project is yet to start	NA				

14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
15	Details of correspondence with project authorities for obtaining action plans/information on status of compliance to safeguards other than the routine letters for logistic support for site visits) (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)	<p>ENVIRONMENTAL CLEARANCE LETTER NO. SEAC-2011/CR-533/TC-2 dated 17.01.2013</p> <p>Amendment in EC vide letter no. SIA/MH/MIS/118986/2019 dated 31.03.2020</p> <p>Received from government of Maharashtra.</p>

PRESENT STATUS OF RESIDENTIAL CUM COMMERCIAL PROJECT

Sr. No.	Bldg.	Particular	Status
1	Rehab (Wing A,B,C,D & E)	Gr+17 Habitable Floor	Wing A, B, and C: Fully constructed Wing D (Part 2): Constructed up to 12 th floor Wing E: Constructed up to 17 th floor (part OC received)
2	Sale Wing A & B	B1+B2+Gr. +16 Habitable floor	Constructed till 16 th floor (part OC received)
3	Sale Wing C & D	B1+B2+Gr.+16 Habitable floor	Wing C : constructed till 16 th floor Wing D : constructed till 13 th floor
4	Sale Wing E and earlier wing F	B1+B2+Gr.+15	Now merged (change in planning and Use, change from residential to commercial) Status : Wing E constructed till plinth level

**Compliance to Environmental Clearance letter no. SIA/MH/MIS/118986/2019
dated 31.03.2020**

SPECIFIC CONDITIONS		
	Conditions	Compliance
I	PP to provide minimum solar energy saving to 2% & explore the possibility to increase the solar energy saving to 5%	We will achieve the around 2% of the Energy saving through Renewable source.
II.	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 km radius from the said sanctuary boundary. The planning authority to ensure fulfillment of this conditions before granting CC.	Not applicable
III.	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	Not applicable
IV.	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	Yes we Agree
V.	SEIAA decided to grant Environment Clearance for- FSI area of 55660.50 m ² , Non FSI area of 40528.91 m ² and total BUA of 96189.41 m ² .	Noted
B. GENERAL CONDITIONS:-		
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	The household E-waste has been disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.	Noted

III	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.	Not applicable
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Yes we Agree
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Building plans are approved by SRA as per norms.
VI	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	<p>Consent to establish and operate are obtained from the MPCB are as follows:</p> <ol style="list-style-type: none"> 1. Earlier C to Establish vide letter no EIA No MU-5005-13 infrastructure project /orange /LSI consent no MPCB /ROHQ/ Mumbai/ CE/CC /7077 dated 23.08.013. 2. Revalidation and expansion of C to Establish vide letter No: Format 1.0/CC/UAN No.0000230528 /CE/2505003079 dated 21.05.2025 3. Consent to Operate vide letter no Infrastructure/RED/L.S.I No:- Format 1.0 CC / UAN No. 0000230724 / CO / 2506001095 dated 11.06.2025.

VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes, We have provided all the required sanitary and hygienic measures on site like toilets and STP, safe drinking water, medical health care etc. during construction phase.
VIII	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.	Separate water connection from BMC is taken for drinking water. Provision of toilets for labour camps has been provided. Generated sewage from labour camp is treated in the existing STP. The solid waste generated from the labour camps is mostly household waste which is collected and treated in existing OWC on site.
IX	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The Solid waste is properly collected and segregated dry waste is disposed of through authorised vendor.
X	Disposal of muck 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 approval sites with the approval of competent authority.	The muck is disposed with the permissions of competent authority at approved site. As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people. Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.
XI	Arrangement shall be made that waste water and storm water do not get mixed.	We have made such arrangement that storm water and waste water not get mixed. Separate pipeline for SWD & waste water have been provided.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil is not reused for the development of green belt as project is redevelopment project.
XIII	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.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour. No additional soil is required for levelling as we have done backfilling from the soil generated from site.

XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	The landscape will be developed considering CPCB guidelines. The tree species which will plant is of local variety.
XV	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.	We have tested Soil and water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and water. This being residential project there is no possibility of contamination of toxic and heavy metals. The copies of the reports are attached in Annexure.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminant watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Such types of wastes are not anticipated in this activity. However, all possible measures were taken to avoid contamination of water bodies/streams.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Hazardous waste is not anticipated during construction phase. If at all it is generated it will be handed over to authorized recyclers as per CPCB /MPCB norms applicable to hazardous waste.
XVIII	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.	1 DG sets of 750 kVA are provided on site and is used as and when required.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken	The diesel is procured as and when required.
(XX)	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used. Adequate parking space is made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas

(XXI)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The noise levels as well as air quality are monitored from MOEF recognized laboratory. Copy of reports is attached.
(XXII)	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations)	Fly ash containing bricks (AAC Type) are used for construction.
(XXIII)	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	We agree and complied.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction is reduced by use of pre-mixed concrete, curing agents and other best practices.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water quality is not monitored as there is no source of ground water tapping.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the Odour problem from STP.	STP is certified by an independent expert. Sewage is treated up to tertiary level. The treated sewage is reused for gardening and flushing purpose. 400 KLD and 160 KLD capacity of the STP installed on site for completed building

XXVIII	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We are not using ground water for construction purpose.
XXIX	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	We have been provided dual plumbing line for separation of grey and black water
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water efficient sanitary features include showers, low flush, dual cistern has been provided for completed building.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The use of glass is less than 40%
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	Noted
XXXIII	Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters systems. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Solar street lights and solar hot water system will be provided.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG provided is of enclosed type for common area like Staircase lift lobby, water and Sewage Pumps, STP, OG tanks etc.
XXXV	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.	The noise levels are monitored regularly from MoEF recognized laboratory Noise Monitoring report is attached
XXXVI	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.	Proposed site is accessible by 30 m wide existing Ghatkopar Mahul road and the same is connected to the 30 m wide Santacruz Chembur link road. The site is also located at about 0.5 km from Chembur Railway Station Entry & Exit to the project are located in such way that it won't affect traffic on the adjoining roads. Also, sufficient parking space has been provided within project layout during operational phase
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.	Noted
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation	The Buildings have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation to the premises.

XXXIX	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.	The Regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
XL	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.	We have obtained Environmental Clearance Vide Letter No. SIA/MH/MIS/118986/2019 dated 31.03.2020.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	We have submitted six monthly compliance reports to Regional office Nagpur, Environment Department, Mantralaya and Regional office MPCB.
XLII	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 in para 2. Prior certification from appropriate authority shall be obtained.	STP, green belt and MSW facility has been provided for completed buildings
XLIII	Wet garbage 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 existing premises. Local authority should ensure this.	Wet garbage is treated by Organic Waste Converter and treated waste (manure) is utilized in the existing premises for gardening. And, no wet garbage is being disposed outside the existing premises. 1000 kg/d capacity of OWC is provided on site.
XLIV	Local body should ensure that no occupation certificate will be issued prior to operation of STP/MSW site with due permission of MPCB.	Noted. STP, green belt facilities has been provided for completed buildings.

XLV	A complete set of all the documents submitted to Department should be forwarded to the MPCB.	We have submitted all the project details and plans to MPCB while applying to Consent to Establish and operate and accordingly MPCB has granted us Consent for establish and operate.
XLVI	In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We have provided a separate environment management cell, staffed with qualified personnel, for implement the stipulated environmental safeguards. Mr. Sadashiv Anandi designated as Site engineer
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Separate funds has been allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up is as given in Annexure:
XLIX	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://envis.maharashtra.gov.in	The advertisement was given in two local newspapers and the same is attached as annexure.
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	We have submitted the compliance report to the MoEF Nagpur, MPCB and Environmental Department Mantralaya.

LI	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.	Noted. The copy of clearance letter is submitted to municipal corporation.
LII	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 level 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.	Noted.
LIII	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.	We have submitted herewith Compliance monitoring reports to MoEF, Nagpur and MPCB.
LIV	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 Officers of MoEF by e-mail.	Noted & complied.

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.	Noted
5.	In case of submission of false document and noncompliance of stipulated conditions, Authority/ Environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We Agree
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	We Agree
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF & CC Notification dated 29 th April, 2015.	Noted
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any	NA

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.	We Agree
10	Any appeal against this environmental 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.	Noted

ANNEXURE - I

PROJECT DETAILS

Project Name: Proposed residential cum commercial project at plot bearing CTS No 29 (pt) & 1831(pt) of village Chembur, Mumbai

Developers Name: **M/s Arihant Realtors**

AREA STATEMENT

Sr. No.	Particulars	Area
1.	Plot Area	16,838.59 m ²
2.	FSI Area	56,004.93 m ²
3.	Non FSI AREA	40,779.70 m ²
4.	Total Construction area	96,784.63 m ²

ANNEXURE - II

SOLID WASTE MANAGEMENT PLAN

- Wet Garbage: 1603 kg/day.
- Dry Garbage: 1086 kg/day.
- E Waste: Separate storage place is provided for E Waste
- The biodegradable and non-biodegradable waste are segregated at source of waste generation. Then non- biodegradable waste is separately disposed in municipal waste disposal system.
- Biodegradable garbage are composted using Organic waste converter.

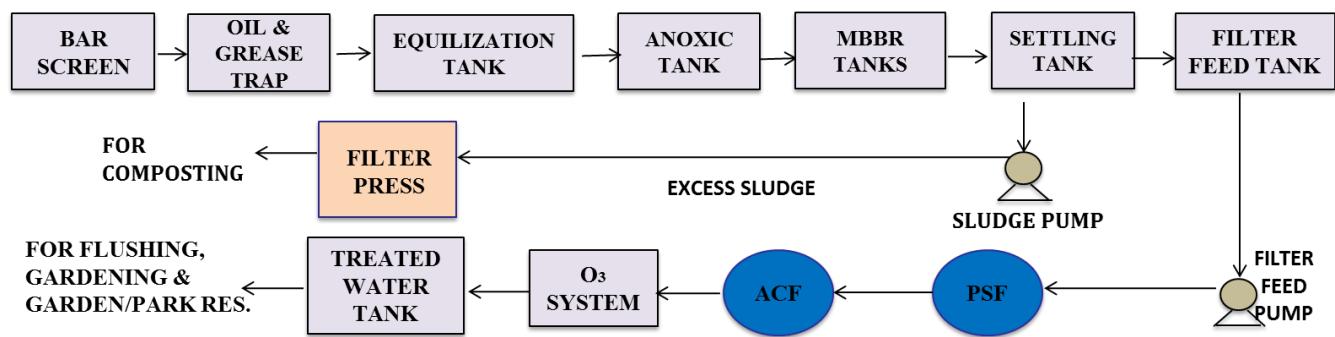
ANNEXURE III

Sewage Treatment Plant

Sewage Generation: 674 KLD

Total STP Capacity: 700 KLD

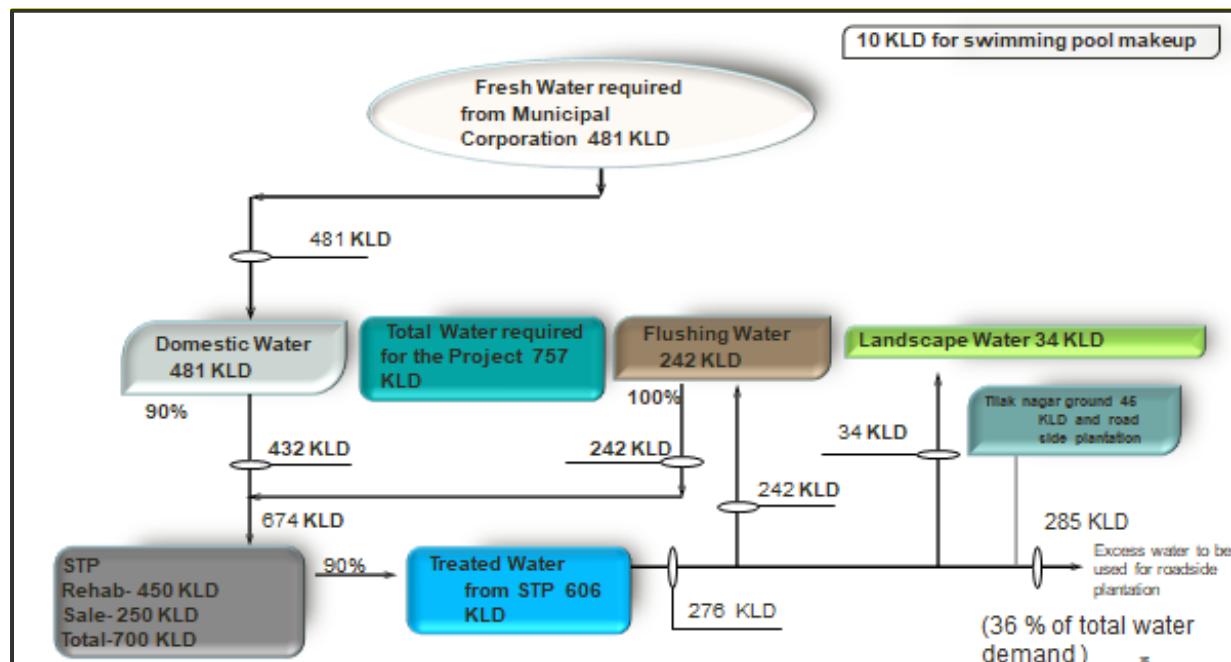
Technology Used: MBBR



ANNEXURE IV

WATER BUDGET

#	PARTICULARS (in KLD)	Rehab (in KLD)	Sale (in KLD)	TOTAL (in KLD)
1	Total Population in nos.	3595 no's	1853 no's	
2	Flushing Water	159	83	242
3	Landscape Water		34	34
4	Total Recycled Water req. (2+3)		274	276
5	Total Fresh Water	314	167	481
6	Total water Requirement (4+5)		755	757
7	Sewage generation	441	233	674
8	STP capacity	Rehab- 450 KLD	Sale- 1 x 90 KLD Sale- 1 x 160 KLD	Total- 700 KLD



ANNEXURE V**Environmental Management Plan during Construction Phase**

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

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

ANNEXURE VI

EMP COST

Sr no	Method Adopted	Annual Maintenance and Operational Cost (Rs Lakhs)
1	Rain water harvesting	0.50
2	SWM	1.60
3	STP	13.50
4	Energy System including Solar PV on terrace & LED	1.75
5	Landscaping	10.00
6	DMP	48.01
	Total	75.36

ANNEXURE VIII

ADVERTISEMENT

ANNEXURE VII

SITE PHOTOGRAPHS







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TEST REPORT

Test Report No: -	GESEC/PRO/AAQM/2025-26/09/1820	Report Date	30.09.2025		
Sample ID: -	GESEC/PRO/AAQM/2025-26/09/1820				
Name & Address of the Customer					
Arihant Realtors. Proposed S.R Scheme on plot bearing CTS No.29 (pt) & 1831 (pt) of village Chembur, Mumbai.					
AMBIENT AIR SAMPLE DETAILS					
Type	Sampling Location	Sampling Time (Total Hrs)			
Ambient Air	Project Site	8 Hrs.			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date		
24.09.2025	25.09.2025	25.09.2025	30.09.2025		
Parameters	Method	Unit	NAAQ Standards		
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100		
Particulate Matter PM _{2.5}	IS:5182 (PART 24):2019	µg/m ³	≤ 60		
Sulphur Dioxide (SO ₂)	IS:5182 (PART 2):2017	µg/m ³	≤ 80		
Oxide of Nitrogen (NO ₂)	IS:5182 (PART 6):2018	µg/m ³	≤ 80		
Remark-					
<ul style="list-style-type: none"> ➤ All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit. 					

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TEST REPORT

Test Report No: -	GESEC/PRO/ANLM/2025-26/09/1821	Report Date	30.09.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/09/1821		

Name & Address of the Customer	Arihant Realtors. Proposed S.R Scheme on plot bearing CTS No.29 (pt) & 1831 (pt) of village Chembur, Mumbai.
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AMBIENT NOISE SAMPLE DETAILS

Type	Ambient Noise
Standard method	As Per IS: 9989:2020
Sample Collected By	Pristine Consultants

Date of Monitoring	24.09.2025
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Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location			
Day	dB(A) Leq	55.6	55
Night	dB(A) Leq	44.7	45

Remark-

- Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
- Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)


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TEST REPORT

Test Report No – GESEC/PRO/DW/2025-26/09/1882	Date of Reporting	30.09.2025
Sample ID - GESEC/PRO/DW/2025-26/09/1882	Sample Details	Drinking Water
Name & Address of the Customer -	Type of Sample	Water
Arihant Realtors. Proposed S.R Scheme on plot bearing CTS No.29 (pt) & 1831 (pt) of village Chembur, Mumbai	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Date of Sample Collection	24.09.2025
	Analysis start Date	25.09.2025
	Analysis End Date	30.09.2025
	Sampling Location :	Project site

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B,24TH Edition 2023
TDS	114	Max 500	mg/l	APHA 2540 C,24TH Edition 2023
Color	<5	Max 5	Hazen	APHA 2120 B,24TH Edition 2023
Chemical Parameter				
pH	7.14	6.5 to 8.5	--	APHA 4500 H+,B, 24 th Edition 2023
Total Hardness	163	Max 200	mg/l	APHA 2340 C,24TH Edition 2023
Total Alkalinity	98	Max 200	mg/l	APHA 2320 B,24TH Edition 2023
Sulphate	< 5	Max 200	mg/l	APHA 4500-SO4 - E 24th Edition 2023
Chloride	66	Max 250	mg/l	EPA 334.0.
Calcium (as Ca)	28.7	Max 75	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Magnesium (as Mg)	7.4	Max 30	mg/l	APHA 3500-Ca B 24 th Edition:2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA 200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023

Remark(s):

➤ The above water sample is Comply with required limit as per IS 10500:2012(Reaff.2023) for above tested parameters.


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TEST REPORT

Test Report No – GESEC/PRO/SL/2025-26/09/1883	Date of Report	30.09.2025	
Sample ID - GESEC/PRO/SL/2025-26/09/1883	Date of Sampling	24.09.2025	
Name and Address of the Customer – Arihant Realtors. Proposed S.R Scheme on plot bearing CTS No.29 (pt) & 1831 (pt) of village Chembur, Mumbai.	Start Date of Analysis	25.09.2025	
	End Date of Analysis	30.09.2025	
	Sample Details	soil	
	Nature of sample	solid	
Sample Collected By			
Parameter	Result	Unit	Standard Method
Colour	Black	--	By Visual
pH	7.84	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Water Content/Moisture	4.1	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013
Electrical Conductivity	5.8	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Organic Carbon	8.4	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013
Cation Exchange Capacity	60.8	Meq/100g m	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013
Available Nitrogen	66.3	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorous as PO4	78.2	mg/Kg	ISRIC, Page No.14-1:2002
Available Potassium as K	71.2	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115
Sodium	5.2	mg/kg	USEPA SW 846/6010 C
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05

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