

## Consent

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**From:** Consent  
**Sent:** 12 September 2025 19:19  
**To:** 'sromumbai2@mpcb.gov.in'  
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – April, 2025 for "Avant Heritage" Proposed Residential Buildings Project of Village Majas, Jogeshwari (East), Mumbai - 400060 by Mis Aishwarya Avant Builders LLP.  
**Attachments:** PMR-Avant Heritage\_Oct,24 - Mar, 25\_.pdf

To,  
The SRO Mumbai-II,  
M.P.C.Board,  
Kalapataru point, Sion (East),  
Mumbai – 400 022.  
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – April, 2025 for "Avant Heritage" Proposed Residential Buildings Project on Land bearing CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060 by Mis Aishwarya Avant Builders LLP.

Reference: Clearance letter no. SIA/MH/MIS/145642/2020 dtd. 31.03.2020.

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,

Yours truly,

**M/s. Aishwarya Avant Builders LLP.**

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

Thanks & Regards,  
**DWIRUKTI PODDAR**

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

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



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

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**Sent:** 12 September 2025 19:19  
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**Attachments:** PMR-Avant Heritage\_Oct,24 - Mar, 25\_.pdf

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

Subject: **Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – April, 2025 for "Avant Heritage" Proposed Residential Buildings Project on Land bearing CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060 by Mis Aishwarya Avant Builders LLP.**

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Yours truly,

**M/s. Aishwarya Avant Builders LLP.**

C.C TO: 1. M.S., MPCB, Mumbai.  
2. Environment Department, Mantralaya, Mumbai.



Date: 30.06.2025

To,  
The Director  
Ministry of Environment, Forests & Climate Change,  
Regional Office, West Central Zone,  
New Secretarial Building, East wing, Civil Lane,  
Near Old VCA stadium,  
Nagpur - 440001.  
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**(formerly known as M/s. Aishwarya Avant Builders LLP)**

Authorized Signatory

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1. M.S., MPGB, Mumbai.
  2. Environment Department, Mantralaya, Mumbai.



Date: 30.06.2025

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

Subject: Present status of Project work for the period of October, 2024 – April, 2025.

Reference: Clearance letter no. SIA/MH/MIS/145642/2020 dtd. 31.03.2020.

Dear Sir,

This is with reference to the above subject, our “Avant Heritage” Proposed Residential Buildings Project on Land bearing CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai – 400060 by M/s. Aishwarya Avant Builders Pvt. Ltd. (formerly known as M/s. Aishwarya Avant Builders LLP).

The present project status at site is as follows:

Building / Wings	floors	Status
AH III		
A (Rehab)	1 <sup>ST</sup> TO 23 <sup>RD</sup> FLOOR + TERRACE	Finishing
B (Sale)	1 <sup>ST</sup> TO 23 <sup>RD</sup> FLOOR + TERRACE	Block Work
C (Sale)	1 <sup>ST</sup> TO 23 <sup>RD</sup> FLOOR + TERRACE	Block Work
D (Sale)	1 <sup>ST</sup> TO 23 <sup>RD</sup> FLOOR + TERRACE	Block Work
AH – IV		
Tower 4		
4A (Rehab)	Up to Plinth	RCC

Thanking you,

Yours truly,

**M/s. Aishwarya Avant Builders Pvt. Ltd.**  
(formerly known as M/s. Aishwarya Avant Builders LLP)

  
Authorized Signatory

# **DATA SHEET**

Developer

**M/s. Aishwarya Avant Builders Private Limited.**

**CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150,  
150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060**

## MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

### Monitoring Report

#### PART – I

#### DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Residential cum commercial Project
2.	Name of the project	Proposed Layout with Residential & Partly Commercial Building permission at village Kopar, Kalher Tal Bhiwandi, Dist- Thane by M/s. Adrika Developers Pvt. Ltd.
3.	Clearance letter (s) / OM/ no and date:	File no.
4.	Location	At plot CTS no. 156-D (pt.), 157,"157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060 by M/s. Aishwarya Avant Builders Pvt. Ltd
a.	District (s)	Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	-
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Sukanta Biswas CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060
b.	Address of Executive Project Engineer	Mr. Mohammad Imran



	/Manager (with pin code / fax number)	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060
6.	Salient features	
a.	of the project	Plot Area = 7605.3 sq.m FSI = 26678.76 sq.m. Non FSI = 9844.28 sq.m. Total Construction Area = 36523.04 sq.m.
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> STP with total capacity of 490 KLD will be provided for treating the wastewater. Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to MCGM sewer line.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting tanks shall be provided to store the collected water. 5 nos. of RWH tank will be provided with capacities of 120 KLD, 20 KLD, 80 KLD, 30 KLD, 130 KLD</p> <p>3. <u>Solid Waste Management:</u> Bio-degradable waste will be treated in OWC &amp; Dry waste will be handed over to Local recyclers for recycling &amp; dried sludge from STP will be used as manure.</p> <p>4. Solar energy will be used for streets and landscape lighting.</p>
7.	Break Up Of the project Area	
a.	Submerge area : forest & :non-forest	Non-Forest
b.	Others	Plot Area = 7605.3 sq.m FSI = 26678.76 sq.m. Non FSI = 9844.28 sq.m. Total Construction Area = 36523.04 sq.m.
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.

a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 270 Crores
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: <b>Construction phase:</b> Capital Cost - 154 Lakhs O & M Cost - 25 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs. 3,54,60,03,534/-
f.	Actual expenditure incurred on the environmental management plans so far	STP- 28,38,329 OWC - 2,51,200
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 622.48 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory	---

	afforestation, if any	
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) , if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	July,2021
b.	Date of completion (Actual and/ of planned)	December, 2025
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	20.02.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	File no. SIA/MH/MIS/145642/2020 Dtd 31.03.2020.  M/s. Aishwarya Avant Builders Pvt. Ltd.  522, The Summit Business Bay, Andheri Kurla Road, Andheri East, Mumbai, 400 069.

# **COMPLIANCE REPORT**

Developer

**M/s. Aishwarya Avant Builders Private Limited.**

**CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150,  
150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060**

# COMPLIANCE REPORT

## TERMS & CONDITIONS

### Specific Conditions:

I	PP to use maximum treated waste water to reduce disposal to municipal sewage disposal system to 35%.	Sewer NOC is already received for the BLDG 1 & 2. We will be utilizing 104KLD excess treated water for Nearby Garden, Landscape and surrounding road beautification. Revised water regime in the next slide. So we are using maximum treated waste water to reduce disposal to 35 %
II	PP to increase the solar energy saving to 5 %.	Revised energy savings is provided.
III	PP to obtain CFO NOC for remaining building number 3 & 4	PP have the CFO NOC for the Buildings under construction for the proposed height
IV	PP to submit the sewerage network, storm water drain NOC from local planning authority.	PP have submitted sewer and SWD NOC for the Buildings under construction
V	As agreed & proposed by PP, PP to provide all environmental infrastructure to already constructed buildings.	Undertaking is provided.
VI	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 fulfilment of this condition before granting CC.	The project has come within the ESZ area of Flamingo Sanctuary. The distance is 9.76km from boundary of the Thane Creek Flamingo Sanctuary
VII	PP to ensure that CER plan gets approved from Municipal Commissioner.	PP has submitted CER as per MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project or Environment Department may direct PP to undertake CER work in identified area.  CER activity amounting Rs. 2.02Cr. will be carried out as per MoEF &CC circular dated 1.5.2018

VIII	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 noted the condition and agreeable to the same.
IX	SEIAA decided to grant EC for – FSI: 26678.76 m2, Non-FSI: 9844.28 m2 and Total BUA:36523.04 m2 ( Plan Approval no- KE/PVT/D103/20050609/52,, Dated- 10.02.2020)	We have already Received Ec for FSI: 26678.76 m2, Non-FSI: 9844.28 m2 and Total BUA:36523.04 m2

### General Conditions:

1.	E-waste shall be disposed through authorized vendor as per E-waste (Management & Handling) Rules, 2016.	This is a residential project so there will no be E-Waste generation. There will be generation of domestic hazardous waste it will be handled as per the SWM rules, 2016.
2.	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.	Condition is noted.
3.	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.	ESZ Boundary for SGNP is already published. This project site does not fall under the ESZ boundary as notified.
4.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
5.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI /FAR	As per the Local authority scheme. The development will be as per the local planning authority norms.

	norms of the urban local body & it should ensure the same along with survey number 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.	The development is done as per the approval, HRC NOC is also received.
6.	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.	Consent to Establish is received from MPCB. <ul style="list-style-type: none"> <li>• Consent No:- Format1.0/CC/UAN No.0000157745/CE/2311001060 dtd. 12.11.2023 Copy is enclosed.</li> </ul>
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Adequate numbers of toilets for Labour, provision of potable water etc. to maintain sanitary and hygienic measures are taken.
8.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase.  Toilets are provided for construction workers.  Bins have been provided to dispose the municipal solid waste generated from labor camps.

9.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated. Biodegradable Waste shall be processed in OWC and manure so obtained will be used for landscaping Non-biodegradable Waste shall be managed through recyclers.
10.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been provided which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping from time to time.
13.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	<ul style="list-style-type: none"> <li>• The green area proposed is 622.48 Sq. m. Accordingly same will be provide as per approved plan.</li> <li>• A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex.</li> <li>• Plantation Details: Species will be selected as per CPCB green belt guidelines and</li> </ul>



		common species available in the proposed area.
15.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
16.	Construction Spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	There will be no generation of hazardous waste at site but proper care would be taken following the norms to disposal of the hazardous material at site.
17.	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.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.
18.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications shall be as per CPCB norms.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken	Use in emergency. Necessary permission of competent authority will be taken to store diesel in the premises for operation of DG set.
20.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
21.	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	Following care are taken regarding noise levels with conformation to the residential area. 1. Earth moving equipment's creating less Noise pollution will be used.

	during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>2. Noise shields near the heavy construction operations are provided.</p> <p>3. Construction activities are limited to daytime hours only.</p> <p>4. Site is barricaded from all sides.</p> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
22.	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 27 <sup>th</sup> August, 2003 (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete added with fly ash is used in the construction.
23.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is being used in the construction.
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is being used to reduce water demand during construction.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.

27.	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.	6 nos. and capacities 680 KLD, 120 KLD, 460 KLD, 130 KLD, 70 KLD, 30 KLD (total capacity 1490) will be provided for treating the wastewater. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
28.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	We are not drawing any water from ground. We are using only Tanker water for construction.
29.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Yes, water will be separated by the use of dual plumbing line.
30.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
31.	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.	Glazing area will be maintained below 40% of the façade area for the residential buildings.
32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	<ul style="list-style-type: none"> <li>• Roof insulation 50 mm expanded polystyrene or equivalent insulation.</li> <li>• Heat reflective double-glazed glass provided on external façade for the residential buildings.</li> </ul>
33.	Energy conservation measures like installation of CFLs / TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project	A separate energy conservation report attached with this report.

	commissioning. Use CFLs and TFLs should be properly collected and disposed off/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 system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	
34.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Alternate Power supply will be provided.
35.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noise level monitoring is carried out regularly. The noise levels measures are within the prescribed standard for day and night time. Monitoring report of noise levels attached.
36.	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.	<ul style="list-style-type: none"> <li>This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the</li> </ul>

		<p>suggested measures in the “air control and management section”.</p> <ul style="list-style-type: none"> <li>• Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</li> <li>• Traffic signage boards are displayed at every chronic point.</li> <li>• Parking Details: 2W: 462 nos. 4W: 258 nos.</li> </ul>
37.	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 fulfill requirement.	Efforts for the Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement.
38.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building has adequate distance to allow movement of fresh air and natural light, Ventilation.
39.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
40.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained.
41.	Six monthly monitoring reports should be submitted to Regional Office MOEF, Nagpur with copy to this department and MPCB.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.

42.	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.	Condition is noted.
43.	Wet garbage should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in existing premise for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	Wet garbage is treated by Organic Waste Converter with curing system and manure shall be used for gardening.
44.	Local body should ensure that no occupation certification is issued prior tom operation of STP/MSW site etc. with due permission of MPCB.	Condition is noted.
45.	A complete set of all the documents submitted to Department should be forwarded to the MPCB	Complete set of all the documents submitted to the MPCB.
46.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is noted.
47.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
48.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks- up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted	EMP Cost has been worked out and allocated. Year wise expenditure of the same is submitted to MPCB, Env. Dept along with the six-monthly compliance report.  EMP Cost:  Construction phase:

	for other purposes and year-wise expenditure should reported to the MPCB and this department.	Capital Cost - 154 Lakhs O & M Cost - 25 Lakhs
49.	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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	Condition noted by PP
50.	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 <sup>st</sup> June & 1 <sup>st</sup> December of each calendar year.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
51.	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.	Condition is noted.
52.	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 <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	location near the main gate of the company in the public domain.	
53.	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 are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
54.	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.	Condition is noted.
55.	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	Condition is noted.
56.	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.	Yes, we noted the condition and agreeable to the same.
57.	The Environment department reserves the right to add any stringent condition or to	Yes, we noted the condition and agreeable to the same.



	revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	
58.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	The EC received SIA/MH/MIS/145642/2020 Dtd 31.03.2020
59.	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.	Yes, we noted the condition and agreeable to the same.
60.	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.	Yes, we noted the condition and agreeable to the same.
61.	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.	Yes, we noted the condition and agreeable to the same.

# **ENERGY CONSERVATION MEASURES**

Developer

**M/s. Aishwarya Avant Builders Private Limited.**

**CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151,  
151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060**

## ENERGY CONSERVATION MEASURES

no.	Description	Demand load KW	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
	Staircase area lighting	23.32	279.81	111.92	167.89		Using LED instead of T8 fluorescent L lights
	Refuge & lobby area lighting	20.27	243.26	97.31	145.96		Using LED instead of T8 fluorescent L lights
	Landscape area lighting	0.86	10.27	4.11	6.16		Using LED instead of T8 fluorescent L lights
	Lift load	89.25	535.50	428.40	107.10		VFD's on Lifts
	Flat equipment load	2904.16	8712.49	7841.24	871.25		Using BEE star rated equipment
	Plumbing load	37.20	148.80	133.92	14.88		High effiecient motor
	STP	42.00	336.00	302.40	33.60		High effiecient motor
	OWC	15.00	90.00	90.00	0.00		
	Fire fighting load	498	166.00	166.00	0.00		

	<b>TOTAL</b>	<b>3630</b>	<b>10522</b>	<b>9175</b>	<b>1347</b>		
	Solar PV panel (65 KW)				293	100%	100% through solar PV panel (Net Metering)
	Total Energy saving					16%	
	Solar saving					3%	
	Energy consumed by Conventional way KWH/Day					10522	
	Energy saving KWH/Day					1639	
	Total project saving					16%	
	Energy saving through solar KWH/Day					293	
	Total solar saving						

**HALF YEARLY POST ENVIRONMENTAL  
MONITORING REPORT**

OF

**Residential cum Commercial Project**

For

**October, 2024 – March, 2025**

Developer

**M/s. Aishwarya Avant Builders Private Limited.**

**CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153, 153/1 to 100, 150, 150/1 to 38,151,  
151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060**

Prepared by

**ENVIRO ANALYSTS & ENGINEERS P. LTD.,**

## TEST REPORT

<b>Report No. - EAEPL/W/02/25/00334C</b>		<b>Report Date – 27.02.2025</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		<b>Reference –</b> WO/AH/AABPL/042 <b>Date:</b> 07/01/2023
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		
<b>Nature and Description of Sample</b>	Tanker Water Sample	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/02/25/00334C (Near Back Side of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C)
<b>Date of Sampling</b>	20.02.2025	<b>Date of Receipt</b>	20.02.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	20.02.2025 to 27.02.2025		
<b>Report for the month</b>	FEBRUARY, 2025		

**Discipline: Chemical**

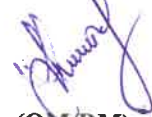
**Group: Water**

Parameters	Unit	Results	Method
pH	-	7.48	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	82.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	43.65	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	8.93	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	52.21	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	12.83	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	3.86	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25 mg/l)	APHA 4500 F-D (24th Edition)
<b>Heavy Metals:5</b>			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023


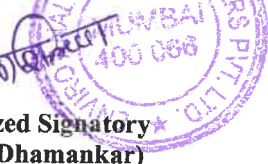
**Note: LOQ – Limit of Quantification**

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

**Reviewed by**

  
(QM/DM)  
(Shweta Sonawane)

**Approved by**

  
  
**Authorized Signatory\***  
(Shilpa Dhamankar)

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

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

## TEST REPORT

<b>Report No. - EAEPL/W/02/25/00334C</b>		<b>Report Date – 27.02.2025</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		<b>Reference –</b> WO/AH/AABPL/042 Date: 07/01/2023
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		
<b>Nature and Description of Sample</b>	Tanker Water Sample	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/02/25/00334C (Near Back Side of Site)	<b>Sample quantity and packing</b>	250ml X 1 No. St. PP. Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	20.02.2025	<b>Date of Receipt</b>	20.02.2025
<b>Sampling Procedure</b>	EAEPL/LAB/MB/SOP/17		
<b>Period of Analysis</b>	20.02.2025 to 22.02.2025		
<b>Report for the month</b>	FEBRUARY, 2025		

**Discipline: Biological**

**Group: Water**

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

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

Authorized Signatory  
(Shweta Sonawane)

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

## TEST REPORT

<b>Report No. - EAEPL/A/02/25/00334A</b>		<b>Report Date - 27.02.2025</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		<b>Reference – WO/AH/AABPL/042</b> Date: 07/01/2023
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/02/25/00334A (Near Main Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
<b>Date of Sampling</b>	19.02.2025	<b>Sample Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01	<b>Date of Receipt</b>	20.02.2025
<b>Period of Analysis</b>	21.02.2025 to 22.02.2025		
<b>Report for the month</b>	FEBRUARY, 2025		

Discipline: Chemical


Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
30°C	59%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	80.42	100 µg/m <sup>3</sup>	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM <sub>2.5</sub> )	44.10	60 µg/m <sup>3</sup>	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO <sub>2</sub> )	16.28	80 µg/m <sup>3</sup>	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO <sub>2</sub> )	18.04	80 µg/m <sup>3</sup>	IS 5182 Part 6 (2006) Reaffirmed 2022


**Remark:** All the measured values are within NAAQS limits.

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

Reviewed by

  
(QM/DM)  
(Shweta Sonawane)

Approved by

  
Authorized Signatory  
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
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-----End of Report-----





ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

## TEST REPORT

<b>Report No. - EAEPL/N/02/25/00334B</b>		<b>Report Date - 27.02.2025</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		<b>Reference –</b> WO/AH/AABPL/042 Date: 07/01/2023
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/02/25/00334B	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	19.02.2025	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	FEBRUARY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.4	44.5	55	45
Near Back Side of Site	dB(A) Leq.	52.8	41.4	55	45
Near Centre Side of Site	dB(A) Leq.	53.6	43.5	55	45
Near Site Office of Site	dB(A) Leq.	51.5	42.4	55	45

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

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

Reviewed by

Approved by

(QM/DM)  
(Shweta Sonawane)

Authorized Signatory  
(Shilpa Dhamankar)

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

## TEST REPORT

<b>Report No. - EAEPL/S/02/25/00334D</b>		<b>Report Date - 27.02.2025</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		<b>Reference –</b> WO/AH/AABPL/042 Date: 07/01/2023
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/02/25/00334D (Near Centre Side of Site)	<b>Sample quantity and packing</b>	1000 gm X 1 zip lock bag
		<b>Preservation</b>	Transported and stored in dry area
<b>Date of Sampling</b>	20.02.2025	<b>Date of Receipt</b>	20.02.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03		
<b>Period of Analysis</b>	20.02.2025 to 27.02.2025		
<b>Report for the month</b>	FEBRUARY, 2025		

**Discipline: Chemical**

**Group: Soil & Rock**

Parameters	Unit	Results	Method
pH	--	7.70	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	808.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	17.54	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	31.72	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.64	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	110.15	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	596.10	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2312.47	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	222.92	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	38.61	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.26	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1593.11	EPA 3050B
Potassium (K)	mg/kg	1021.18	EPA 3050B
Copper (Cu)	mg/kg	101.43	EPA 3050B
Iron (Fe)	mg/kg	59010.27	EPA 3050B
Lead (Pb)	mg/kg	8.42	EPA 3050B
Zinc (Zn)	mg/kg	75.29	EPA 3050B

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

Reviewed by

Approved by

(QM/DM)  
(Shweta Sonawane)

Authorized Signatory  
(Shilpa Dhamankar)

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

## TEST REPORT

<b>Report No. - EAEPL/WW/02/25/00334E</b>		<b>Report Date - 27.02.2025</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		<b>Reference –</b> WO/AH/AABPL/042 Date: 07/01/2023
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		
<b>Nature and Description of Sample</b>	Waste Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	STP Inlet (190 KLD) EAEPL/WW/02/25/00334E	<b>Sample quantity and packing</b>	1 L* 1 No. PVC Can. 1L * 1 No. Glass Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	20.02.2025	<b>Date of Receipt</b>	20.02.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	20.02.2025 to 27.02.2025		
<b>Report for the month</b>	FEBRUARY, 2025		

**Discipline: Chemical**


**Group: Pollution & Environment**


Parameters	Unit	Results	Method
pH	-	7.55	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	292.0	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	156.0	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	173.88	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	64.0	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	2.10	IS 3025 (Part 39) 2021

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

Reviewed by

Approved by

  
(QM/DM)  
(Shweta Sonawane)

  
Authorized Signatory  
(Shilpa Dhamankar)

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

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

## TEST REPORT

<b>Report No. - EAEPL/WW/02/25/00334F</b>		<b>Report Date - 15.05.2024</b>	
<b>Name of Customer</b>	<b>M/s. AVANT HERITAGE</b>		
<b>Site Address</b>	CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151,151/1 to 29 of Village Majas, jogeshwari (E), Mumbai – 400060 by M/s. Aishwarya Avant Builders LLP.		<b>Reference –</b> WO/AH/AABPL/042 Date: 07/01/2023
<b>Nature and Description of Sample</b>	Waste Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	STP Outlet (190 KLD) EAEPL/WW/02/25/00334F	<b>Sample quantity and packing</b>	1 L * 1 No. PVC Can. 1L * 1 No. Glass Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C)
<b>Date of Sampling</b>	20.02.2025	<b>Date of Receipt</b>	20.02.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	20.02.2025 to 27.02.2025		
<b>Report for the month</b>	FEBRUARY, 2025		

Discipline: Chemical

Group: Pollution & Environment

Parameters	Unit	Results	Limits	Method
pH	-	7.45	6.5 to 9.0	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	328.0	-	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	12.0	Not more than 20	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	28.98	Not more than 50	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	8.44	Not more than 10	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	< 1.0	Not more than 10	IS 3025 (Part 39) 2021

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

Reviewed by

(QM/DM)  
(Shweta Sonawane)

Approved by

Authorized Signatory  
(Shilpa Dhamankar)

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

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

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/145642/2020  
 Environment Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.  
 Date: 31.03.2020.

To,  
**M/s. Aishwarya Avant Builders LLP.**  
 522, The Summit Business Bay,  
 Andheri Kurla Road, Andheri East,  
 Mumbai, 400 069.

Subject : Environment Clearance for “Avant Heritage” Proposed Residential Buildings Project on Land bearing CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai – 400060 by M/s Aishwarya Avant Builders LLP.

Reference : Application no. SIA/MH/MIS/145642/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC - 2 in its 131<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 197<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No	Description	Details																		
1.	Project Name & with Site Address	“Avant Heritage” Proposed Residential Cum Commercial Buildings Project at on Land bearing CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai - 400060 by M/s. Aishwarya Avant Builders LLP.																		
2.	Plot Area (sq. m)	7,605.3 sq.m.																		
3.	FSI Area (sq. m)	32,796.89 sq.m.																		
4.	Non-FSI Area (sq. m)	29,046.00 sq.m.																		
5.	Proposed built-up area (FSI + Non FSI) (sq. m)	61,842.89 sq.m.																		
6.	Building Configuration	<table border="1"> <thead> <tr> <th>Building Name &amp; Number</th> <th>Number of floors</th> <th>Height (mtrs.)</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>Existing Buildings</b></td> </tr> <tr> <td>Building 1</td> <td>Gr.+23floor</td> <td>69.36</td> </tr> <tr> <td colspan="3"><b>Proposed Building</b></td> </tr> <tr> <td>Building 2</td> <td>B + Gr.+1 to 3 podium+4 to 23floor (pt)</td> <td>69.95</td> </tr> <tr> <td>Building 3</td> <td>B + Gr.+ 1 to 3</td> <td>69.60</td> </tr> </tbody> </table>	Building Name & Number	Number of floors	Height (mtrs.)	<b>Existing Buildings</b>			Building 1	Gr.+23floor	69.36	<b>Proposed Building</b>			Building 2	B + Gr.+1 to 3 podium+4 to 23floor (pt)	69.95	Building 3	B + Gr.+ 1 to 3	69.60
		Building Name & Number	Number of floors	Height (mtrs.)																
		<b>Existing Buildings</b>																		
		Building 1	Gr.+23floor	69.36																
		<b>Proposed Building</b>																		
		Building 2	B + Gr.+1 to 3 podium+4 to 23floor (pt)	69.95																
Building 3	B + Gr.+ 1 to 3	69.60																		

			podium + 4 to 23 floor	
		Building 4	Gr.+1 to 2 podium+ 3 to 23 floor(pt)	72.25
7.	No. of Tenements & shops	924 Tenements & 42 Shops		
8.	Total population	3837 nos.		
9.	Total Water Requirement CMD	During Dry season – 514 KLD During Wet season – 510 KLD		
10.	Sewage Generation CMD	476 KLD		
11.	STP Capacity & Technology	490KLD& MBBR		
12.	STP Location	On Ground		
13.	Total Solid waste Quantities	Wet Waste: 1132kg/day Dry Waste: 765kg/day Total: 1898kg/day Disposal :		
14.	R.G Area in sq.m	Total RG : 622.48 sq. m (336.56 +206.79+79.13) Location: (On Ground +Podium+Paved RG)		
15.	Power requirement	Connected Load – 6166.21kW Demand Load – 3629 kW		
16.	Energy Efficiency	Total Energy Savings: 18 % By Solar Energy: 5 %		
17.	D.G. set capacity	Alternate Power will be use		
18.	Parking 4W & 2W	4W: 258 Nos; 2W: 462 Nos		
19.	Rain water harvesting Scheme	130cum RWH Tank (total) ; 04 RWH pits		
20.	Project Cost in (Cr)	270 Cr		
21.	EMP Cost	Capital Cost – 154 Lakhs O & M Cost – 25 Lakhs		
22.	CER Details	0.75 % of Project cost (i.e 2.02 Cr)		

3. The proposal has been considered by SEIAA in its 197<sup>th</sup> meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

- I. PP to use maximum treated waste water to reduce disposal to municipal sewage disposal system to 35%.
- II. PP to increase the solar energy saving to 5 %.
- III. PP to obtain CFO NoC for remaining building number 3 & 4
- IV. PP to submit the sewerage network, storm water drain NOC from local planning authority.
- V. As agreed & proposed by PP, PP to provide all environmental infrastructure to already constructed buildings.
- VI. 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 fulfilment of this condition before granting CC.
- VII. PP to ensure that CER plan gets approved from Municipal Commissioner.
- VIII. 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.
- IX. SEIAA decided to grant EC for FSI: 26678.76 m<sup>2</sup>, Non-FSI: 9844.28 m<sup>2</sup> and Total BUA:36523.04 m<sup>2</sup> (Plan Approval no-KE/PVT/D103/20050609/52, dated-10.02.2020)

**General Conditions:**

- I. E-waste shall be 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.
- 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.
- IV. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- 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 along with survey number 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.
- 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.
- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the 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.
- 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.
- 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 approved sites with the approval of competent authority.
- XI. Arrangement shall be made that waste water and storm water do not get mixed.
- XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- 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.
- 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.
- 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.
- XVI. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- XVII. 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.
- 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.
- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- 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.
- 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.
  - 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).
  - XXIII. Ready mixed concrete must be used in building construction.
  - XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
  - XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  - XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.<sup>3</sup>
  - 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 MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
  - XXVIII. Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
  - XXIX. Separation of grey and black water should be done by the use of 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.
  - 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.
  - XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
  - XXXIII. Energy conservation measures like installation of CFLs /TFLs for the 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 system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
  - 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 the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
  - 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.
  - 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.
  - 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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- 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.
- 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.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and 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.
- 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 premises. Local authority should ensure this.
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- 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.
- 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://parivesh.nic.in>
- 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 1st June & 1st December of each calendar year.
- 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.
- 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<sub>2</sub>, NO<sub>x</sub> (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.

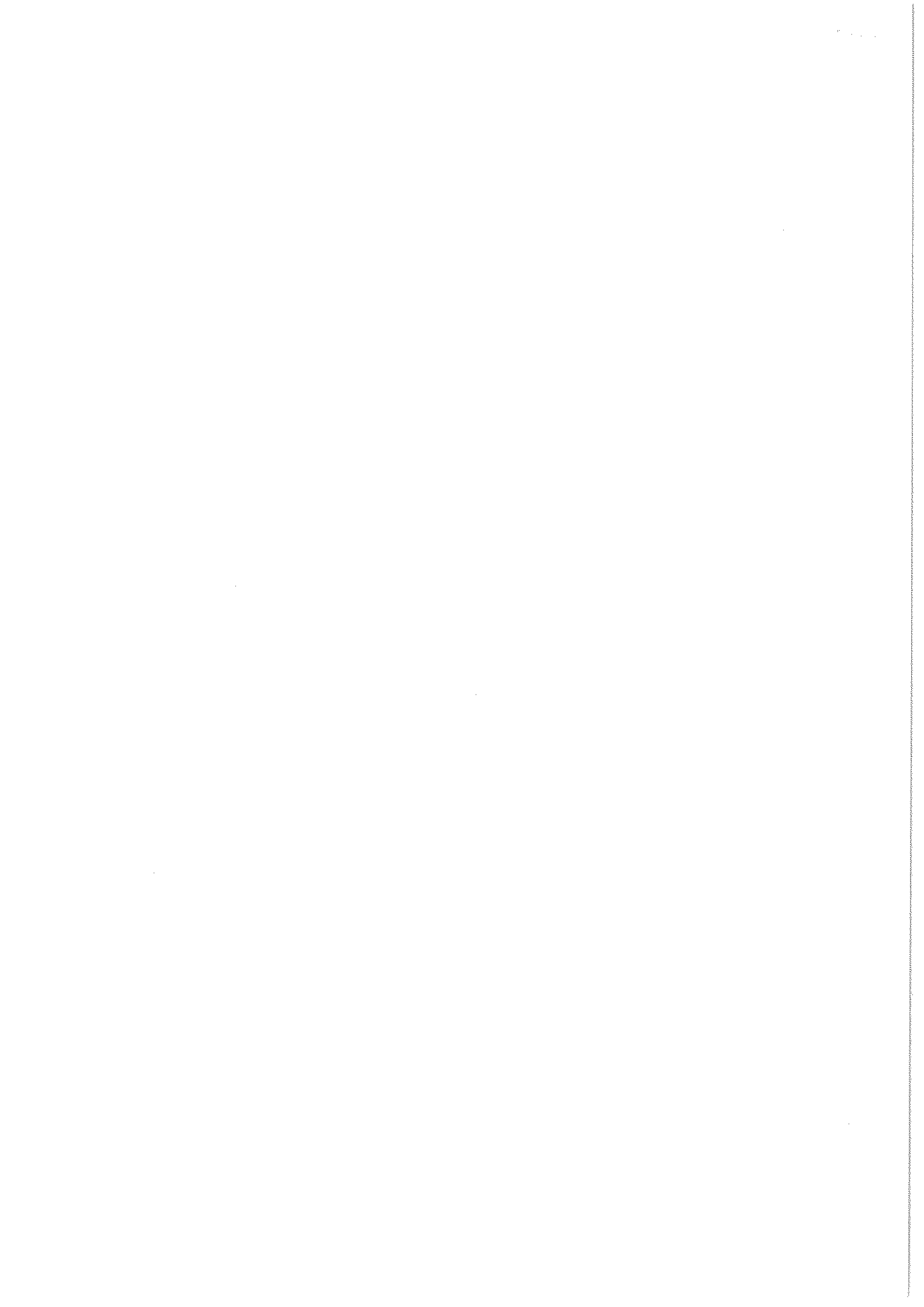
- LIII. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- 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 Offices of MoEF by e-mail.
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. 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.
  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.
  7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.
  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.
  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.
  10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D - Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Anil Diggikar  
(Member Secretary, SEIAA)

Copy to:

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





# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto: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.0000157745/CE/2311001060

Date: 12/11/2023

To,  
M/s. Aishwarya Avant Builders LLP, "Avant  
Heritage" CTS No. 156-D (pt.), 157,157/1  
to 55,158,158/1 to 33,192 (pt.), 153,153/1  
to 100, 150,150/1 to 38,151, 151/1 to 29 of  
Village Majas, Jogeshwari (East), Mumbai.



## Sub: Consent to Establish for Proposed Residential Building Construction Project.

- Ref:
1. Application submitted by SRO-Mumbai-II
  2. Minutes of 32nd CC meeting dtd-01.03.2023.

Your application NO. MPCB-CONSENT-0000157745

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.270.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential Building Construction Project named as M/s. Aishwarya Avant Builders LLP, "Avant Heritage" CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai on Total Plot Area of 7605.3 Sq.Mtrs for construction BUA of 36523.04 SqMtrs as per EC granted dated-31.03.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance-dtd-31.03.2020	7605.30	36523.04

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	0	N.A.

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	476	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:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
NA	NA	0	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Biodegradable waste	1132 Kg/Day	OWC	will be used as manure for plantation
2	Non Biodegradable waste	765 Kg/Day	Segregate	will be handed over to the local authorized vendor
3	STP Sludge	25 Kg/Day	Drying	will be used as manure for plantation

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
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 extend/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. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

16. The Project Proponent shall comply with the Environmental Clearance obtained dtd-31.03.2020 for construction project having total plot area of 7605.3 Sq.mtr and total construction BUA of 36523.04 Sq.mtrs as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

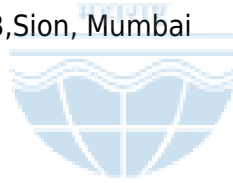
**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	540000.00	MPCB-DR-16386	02/01/2023	NEFT
2	2700000.00	MPCB-DR-22454	06/11/2023	RTGS

**PP paid penal fees of Rs.27.0 Lakhs towards violation, started construction without obtaining CtoE.**

**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.
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 **490 CMD for treatment of domestic effluent of 476 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	511.00
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
NA	NA		0.00	-	-	NA	-

- 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 <sup>3</sup>
-------------------------	---------------	------------------------

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

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.



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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd  
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.0000210436/CO/2412000206

Date: 04/12/2024

To,  
M/s. Aishwarya Avant Builders LLP, "Avant  
Heritage" CTS No. 156-D (pt.), 157,157/1  
to 55,158,158/1 to 33,192 (pt.), 153,153/1  
to 100, 150,150/1 to 38,151, 151/1 to 29 of  
Village Majas, Jogeshwari (East), Mumbai.



## Sub: Consent to 1st Operate (Part-I) for Residential Building Construction Project.

- Ref:
1. Application submitted by SRO-Mumbai-II
  2. Minutes of 8th CC meeting dtd-10.09.2024.

Your application NO. MPCB-CONSENT-0000210436

For: grant of Consent to Operate under Section 26 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. **Consent to 1st Operate (Part-I) is valid upto-31.08.2025**
2. **The capital investment of the project is Rs.196.54 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Residential Building Construction Project named as M/s. Aishwarya Avant Builders LLP, "Avant Heritage" CTS No. 156-D (pt.), 157,157/1 to 55,158,158/1 to 33,192 (pt.), 153,153/1 to 100, 150,150/1 to 38,151, 151/1 to 29 of Village Majas, Jogeshwari (East), Mumbai on Total Plot Area of 7605.3 Sq.Mtrs for construction BUA of 23484.59 Sq.Mtrs out of Total Construction BUA of 36523.04 Sq.Mtrs as per EC granted dated-31.03.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance-dtd-31.03.2020	7605.30	36523.04
2	Consent to Establish dtd-12.11.2023	7605.30	36523.04

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	0	N.A.

<i>Sr No</i>	<i>Description</i>	<i>Permitted</i>	<i>Standards to</i>	<i>Disposal</i>
2.	Domestic effluent	99.0	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
NA	NA	0	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity &amp; UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Biodegradable waste	278 Kg/Day	OWC	will be used as manure for plantation
2	Non Biodegradable waste	187 Kg/Day	Segregate	will be handed over to the local authorized vendor
3	STP Sludge	15 Kg/Day	Drying	will be used as manure for plantation

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
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. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility.

11. The Project Proponent shall comply with the Environmental Clearance obtained dtd-31.03.2020 for construction project having total plot area of 7605.3 Sq.mtr and total construction BUA of 36523.04 Sq.mtrs as per specific condition of EC.
12. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	393080.00	MPCB-DR-26711	27/05/2024	RTGS
2	120085.00	TXN2411003816	28/11/2024	Online Payment

**PP paid penal (12 %) fees of Rs.120085.00 towards late submission of Bank Guarantee.**

**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 obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & 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 provided MBBR technology based Sewage Treatment Plants (STPs) of combined capacity **190 CMD for treatment of domestic effluent of 99.0 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	110.00
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.	Grandening/Other consumption	

- 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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
NA	NA		0.00	-	-	NA	-

- 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 <sup>3</sup>
-------------------------	---------------	------------------------

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

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) 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 Operate	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition	31.08.2025	31.03.2026

\*\* 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**

### **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.

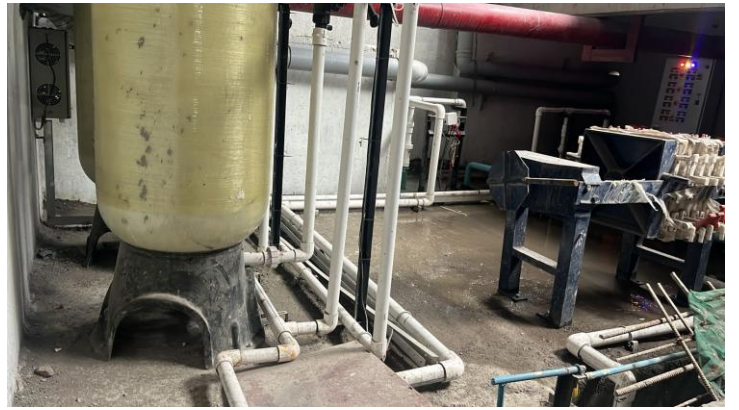
- e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

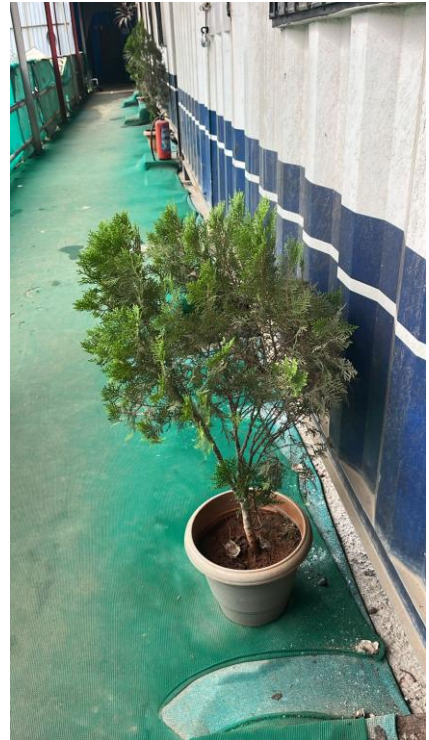
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This certificate is digitally & electronically signed.

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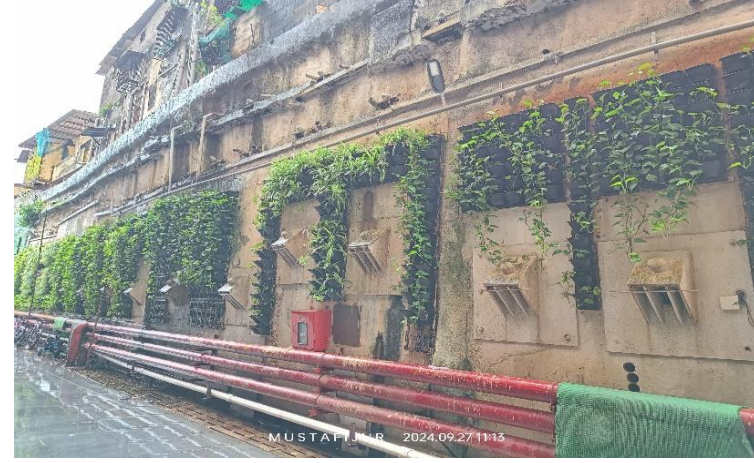




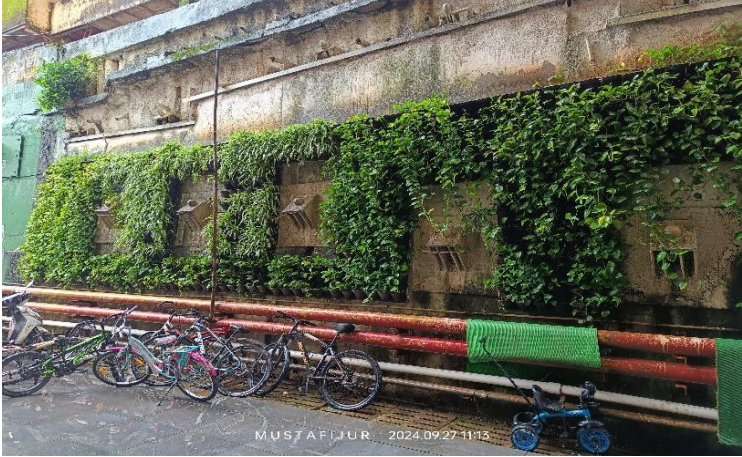









Sr.No.	Particular	Photograph
1	STP	
2	OWC	
3	Terrace Plantation	 <p>MUSTAFIJUR 2024.09.27 11:28</p>

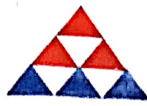
Sr.No.	Particular	Photograph
4	Terrace Plantation	 <p>A photograph of a terrace plantation. It shows a raised bed filled with various green plants, including ferns and succulents. The terrace is enclosed by a low wall and has a railing in the background. The sky is overcast. A watermark at the bottom reads "MUSTAFIJUR   2024.09.27 11:28".</p>
5	Terrace Plantation	 <p>A photograph of a terrace plantation. It features a water feature in the foreground, surrounded by various green plants. The terrace is enclosed by a low wall and has a railing in the background. The sky is overcast. A watermark at the bottom reads "MUSTAFIJUR   2024.09.27 11:26".</p>
6	Landscape	 <p>A photograph of a landscape view. It shows a building facade with vertical greenery (living wall) and a red railing in the foreground. The sky is overcast. A watermark at the bottom reads "MUSTAFIJUR   2024.09.27 11:13".</p>



Sr.No.	Particular	Photograph
7	Landscape	
8	Medical Camp	
9	Medical Camp	

Sr.No.	Particular	Photograph
10	Medical Camp	
11	Medical Camp	
12	Toilet / Bathroom Facility	

Sr.No.	Particular	Photograph	
13	Stay arrangement	 <p>MUSTAFIJUR   2024.09.27 11:10</p>	 <p>MUSTAFIJUR   2024.09.27 11:10</p>
14	Stay arrangement	 <p>MUSTAFIJUR   2024.09.27 11:45</p>	 <p>MUSTAFIJUR   2024.09.27 11:09</p>

**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO KE/PVT/0103/20050609/AP/C-3 24 JUN 2021

**COMMENCEMENT CERTIFICATE**

To,  
M/s. Aishwarya Avant Builder LLP  
M/s. Avant Heritage-III Reality LLP  
M/s. Avant Heritage-IV Reality LLP  
522, The Sumit Business Bag, Andheri-Kurla Road,  
Andheri (E), Mumbai-400 069.

Composite Building No.03

Sir,

With reference to your application-No. 000071 dated 10/09/2020 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---  
C.T.S. No. 156-D(pt), 157, 157/1 to 55, 158, 158/1 to 33 & 192(pt),  
Scheme No.02 CTS No. 153, 153/1 to 100 with ongoing scheme  
No.03 CTS No.150, 150/1 to 35, 151, 151/1 to 29 of Vill. Majas.

of village Majas T.P.S.No. ---  
ward K/E Situated at Andheri

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI  
U/RNo. SRA/ENG/1114/KE/PL/LOI dt. 21/05/2021  
IDA/U/RNo. KE/PVT/0103/20050609/AP/C3 dt. 31/05/2021  
and on following conditions:

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. R. Tank

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Grant upto top of podium of wing A, B, C.

For and on behalf of Local Authority  
**The Slum Rehabilitation Authority**

Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

KE/PVT/0103/20050609/AP/C-3

- 8 FEB 2022

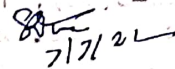
This C.C. is re-endorsed as per amended approved plans dated 08/02/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

KE/PVT/0103/20050609/AP/C-3

- 7 JUL 2022


Now This C.C. is re-endorsed for Rehab Wing 'A' & Sale Wing 'B', 'C' and 'D' as per amended approved plans dated 07/07/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

KE/PVT/0103/20050609/AP/C-3

21 DEC 2022


This C.C. is re-endorsed for Rehab wing 'A' & Sale wing 'B', 'C' and 'D' as per amended approved plans dated 21/12/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

KE/PVT/0103/20050609/AP/C-3

27 JUN 2023

This C.C. is further extended of Rehab wing 'A', from 1st to 23rd floor and further C.C. of sale wing 'B' for 2nd to 7th floors and R.C.C frame work C.C. for sale wing 'B' from 8th to 11th & sale wing 'C' from 8th to 10th floor of composite building No.3 as per approved amended plan dated 21/12/2022.

  
Executive Engineer  
Slum Rehabilitation Authority



K-E/PVT/0235/20181213/AP/C3

9 NOV 2023

This C.C. is further extended for R.C.C structural framework C.C. for Sale wing 'D' i.e. Gr. + 1st floor + Podium(pt.) + 2nd to 23rd floors including O.H.W.T + L.M.R of Composite Building No.3 as per approved amended plans dated 21/12/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

K-E/PVT/0235/20181213/AP/C3

14 MAR 2024

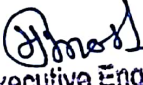
This C.C. is ~~XXXXXXXXXXXX~~ further R.C.C. structural frame work C.C. for sale wing 'B' i.e. 12th to 23rd floor including O.H.W.T & L.M.R & sale wing 'C' i.e. 11th to 23rd floor including O.H.W.T & L.M.R of Composite Building No.03 as per approved amended plan dated 21/12/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

K-E/PVT/0103/20050609/AP/C

28 OCT 2024

This C.C. is re-endorsed for Rehab Wing 'A' and Sale Wing 'B', 'C' & 'D' of Composite Building No.03 as per approved amended plans dated 28/10/2024.

  
Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800029940**

Project: **AVANT HERITAGE - III** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 153, 153-1 to 100** at **Andheri, Mumbai Suburban, 400060**;

1. **Avant Heritage Iii Realty Llp** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400069**.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
  - OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **15/07/2021** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:15-07-2021 10:45:43

Dated: **15/07/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority