



HON'BLE NATIONAL GREEN TRIBUNAL  
WESTERN ZONE BENCH, PUNE

**Application No. 144 of 2017**

**Umarshad Khan & Ors.** ..... Applicants

VERSUS

**State of Maharashtra & Ors.** ..... Respondents

**Affidavit in Reply by Respondent No.7  
(Rizvi Land and Developer Pvt. Ltd.)**

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Pune, 16/01/2025

Filed by:



*alhyji*  
*Raghunath Mahabal*

**Raghunath Mahabal रघुनाथ भालचंद्र महाबळ**

B.E.(Mechanical), M.E.(Industrial Management) VJTI Mumbai  
Chartered Engineer, Arbitrator, FIE-IIE; LL.M. ADVOCATE

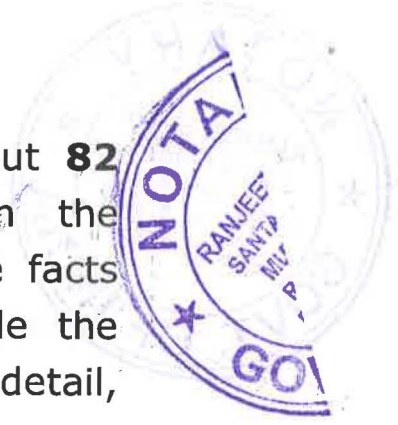
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Flat Nos. A-2,3,4,5, Kakade Angan, Tanaji Nagar, Gawade Chowk,  
Opp.Talera Hospital, Chinchwad gaon, Pune - 411033, Maharashtra.

**MOST RESPECTFULLY SUBMITTED:**


**1.** I am **Akhtar Hasan Rizvi**, aged about **82 years**, adult, working as **Director** with the Respondent No.7. I have knowledge of the facts related to this matter and authority to file the affidavit, which I hereby do as herein below in detail, on solemn affirmation and oath.

**PROJECT STATUS**

23-01-2012	As per EC Total Construction Area approved is = 58,741 m <sup>2</sup>	
09-01-2012	Consent to Establishment	
29-04-2015	As per MOEF notification dated 29/04/2015, EC got extended upto 7 years, i.e. 22/01/2019	
2018	Revalidation of Environmental Clearance application is under process vide application no. SIA/MH/MIS/238255/2021 for amendment and expansion in earlier EC, <b>with configuration changes included in EC application.</b>	
22-01-2019	First EC dated 23/01/2012 expired.	
	Total completed construction area on site	34,336 m <sup>2</sup>
	As against EC area	58,741 m <sup>2</sup>
20-07-2022	Renewal of Consent to Establishment.	
04-06-2024	Consent to Operate part - I	

**2.** The construction at site of Rehab and/or Sale building was stopped from year 2019. Only construction of environmental facilities continued like STP and OWC so that the constructed area can be handed over.

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**REHAB BLDG - DEVIATION EC 23/01/2012**


Rehab Building no.	Configuration	Constructed on Site	IOA date	Commencement Certificate date	Occupation Certificate date	Status of Building
A-1	G+7	-	23 Aug 2017	-	-	Work not started
A-2	G+7	<b>G+8</b>	7 Aug 2014	27 Nov 2017	27 February 2020	<b>Work completed</b>
A-3	G+7	G+7	4 Sep 2013	11 Dec 2013	5 June 2017	Work completed
A-4	G+7	G+7	29 May 2014	14 Aug 2014	5 June 2017	Work completed
A-5	G+7	G+7	24 Jan 2012	13 Apr 2012	11 October 2017	Work completed
A-6	G+7	G+7	22 Oct 2012	11 March 2013	18 September 2020	Work completed
A-7	G+7	-	23 Aug 2017	-	-	Work not started
A-8	G+7	-	23 Aug 2017	-	-	Work not started
A-9	G+7	-	23 Aug 2017	-	-	Work not started

**SALE BLDG. - DEVIATION EC 23/01/2012**

Sale Building no.	Configuration	Constructed on Site	IOA date	CC Date	OC Date	Status of Building
S-1 (consists of A, B, C, D and E Wing)	2B + G + 8	<b>1B + G + 1 Floor (Part Podium) + 2<sup>nd</sup> Floor + 9<sup>th</sup> Floor</b>	20 Aug 2015	9 May 2016	A & B Wing: 05/03/2020	<b>A, B and C – Work Completed</b> D & E – Work not started
S-2			-	-	-	Work not started

**DEVIATION FROM EC 23/01/2012**

**3.** The configuration of planned buildings changed as against what was sanctioned in the EC. There was

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no change in the footprints of the Rehab OR Sale Buildings. Only an extra floor was added.

**4.** The construction done **in deviation** of the configuration sanctioned in EC granted dated 23/01/2012 is as follows. **The construction was still much below the total area granted and pollution load sanctioned in EC.**

Rehab Building A-2 : 8 <sup>th</sup> Floor BUA	500.23 m <sup>2</sup>
Sale Building S-1 : 9 <sup>th</sup> Floor of Wing A & B : BUA	794.39 m <sup>2</sup>
<b>Total construction in deviation with EC dated 23-01-2012</b>	<b>1294.62 m<sup>2</sup></b>

**5.** The EC dated 23/01/2012 was for the total area of 58,741 m<sup>2</sup>. The total construction done on site was 34,335 m<sup>2</sup>. **Balance area to be constructed as sanctioned in EC is about 24,406 m<sup>2</sup>.** The earlier and changed project details have been captured in the MoM of 264<sup>th</sup> SEIAA dated 08/08/2023. [■ **Ax.A**].

**6.** The Rehab Buildings completed and handed over have the valid EC, and there was no change in the configuration from EC. They also have the valid Consent to Operate.

**7.** Respondent PP states that the STP and OWC is in possession of the occupants, however payment towards the same is still being made by PP. The same is inspected by MPCB and after that the 'Consent to Operate' is taken on 04/07/2024.



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In light of these facts and circumstances, Respondent No.7 states that none of the prayers of the OA of year 2017 survive now after period of 7 years. **The construction at site is closed as of now and shall be started only after formal 'Environmental Clearance' is granted from SEIAA-Maharashtra and 'Consent to Establish / Operate' is received form MPCB - if and as necessary.** No further directions are necessary in the matter. The matters may be disposed of without any further directions.



Date: **16/01/2025**  
Place: **Mumbai**

*Akhtar Hasan Rizvi*  
Akhtar Hasan Rizvi  
**Respondent No.7**

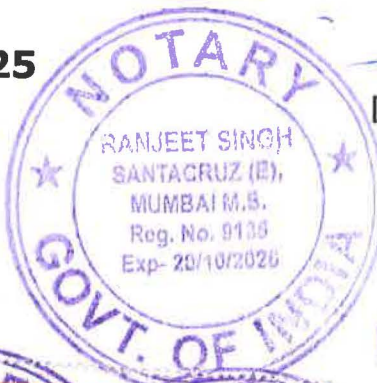
**VERIFICATION**

I **Akhtar Hasan Rizvi** aged about **82 years**, working as Director with Respondent No.7, do hereby verify that the contents of paras above are believed to be true and correct; and that I have not suppressed any material fact.

Date: **16/01/2025**  
Place: **Mumbai**

**IDENTIFIED BY ME**

*Shafiquddin Siddique*  
Adv. SHAFIQUDDIN SIDDIQUE  
Rizvi House, 1st Floor  
St. Martins Road, Bandra (W)  
Mumbai - 400 050

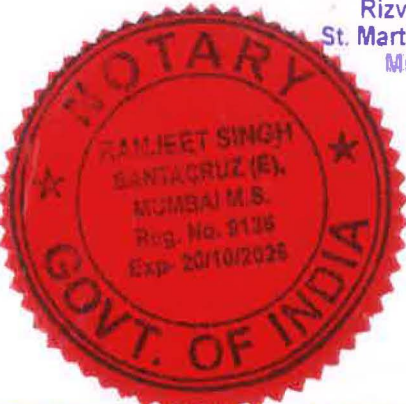


*Akhtar Hasan Rizvi*  
DEPONENT

**BEFORE ME**

*Ranjeet Singh*  
RANJEET SINGH  
M.Sc., LL.B.  
NOTARY, SANTACRUZ (E),  
MUMBAI MAHARASHTRA  
(GOVT. OF INDIA)

2 JAN 2025



Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SELAA held on 08<sup>th</sup> August, 2023

**Item no. 17**

**Proposal No.:-** SIA/MH/MIS/238255/2021

**Type of Project: EC**

**Subject-** Environmental Clearance for proposed amendment and expansion in earlier EC for Residential cum commercial project with SRA Scheme on Plot bearing Plot bearing CTS No. 6422, 6422/1 to 31, 6423, 6423/1 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 6424-C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376- A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7401 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437,7437/1- 53, 7438, 7438/1-7, 7440, 7440/1-14, 7441,7441/1-14, 7448, 7448/1-17, 7451, 7451/1 to 11, 7395, 7446A, 7446A/1-6, 7446B, 7447, 6425A, 6425A/1-9, 6425B, 6425B/1-6, 7449, 7449/1-4, 7450, 7450/1-12, 6421, 6421/1-20, 6428(pt.), 7364, 7383, 7383/1-3, 7384, 7401, 7401/1-16, 7403-A/48, 7404, 7405, 7406, 7407, 7409, 7409/1-10, 7412, 7412/1-2, 7413, 7413/1-4, 7414, 7428, 7428/1- 12, 7430, 7430/1-9, 7431A-2-10, 7431B, 7432, 7432/1-5, 7433, 7433/1-10, 7435, 7436, 7436/1-6, 7442(pt.), 7443, 7445, 7445/1-2, 7452, 7453, 7453/1-6, 7454, 7454/1-6, 7455, 7455/1-8, 7456, 7456/1-13, 7457, 7458, 7458/1-11, 7459 & 7459/1-29 of Village: Kolekalyan, Santacruz (E), Mumbai by RIZVI ESTATES & HOTELS PVT. LTD.

**Project Details-**

PP submitted the application for amendment & expansion in earlier EC to their proposed Residential-cum-Commercial project with SRA scheme having Total plot area of 30,008.23 Sq. Mtrs., Total construction area of 89,287.01 Sq. Mtrs. and FSI area of 57,674.35 Sq. Mtrs. PP proposes to construct 12 Nos. of Rehab buildings and 2 Nos. of Sale buildings having maximum height of 29.30 Mtrs. as mentioned at Sr.no. 20 of the project details.

Representative of PP was present during the meeting along with Environmental Consultant Mahabal Enviro Engineers Pvt Ltd. The details of project are as mentioned below:


Sr. N	Description	Details	
1	Proposal Number	SIA/MH/MIS/238255/2021	
2	Name of Project	Application for Amendment and Expansion in EC for Residential cum Commercial project with SRA Scheme at village Kolekalyan Santacruz (E), Mumbai by M/s. RIZVI ESTATES & HOTELS PVT. LTD.	
3	Project category	8 (a) category (B2)	
4	Type of Institution	Private.	
5	Project Proponent	Name	Shri. Parvez Vazirali Mukadam
		Regd. Office address	Rizvi House, 1 <sup>st</sup> Floor – Hill Road, Bandra (W), Mumbai 400050.
		Contact number	26424961/26426767/69
		E-mail	rizvibuilders1973@gmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/00427	
7	Applied for	Amendment and Expansion in EC	

  
Member Secretary

  
Chairman

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Sr. N	Description	Details						
8	Location of the project	CTS No. 6422, 6422/1 to 31, 6423, 6423/1 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 6424-C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7401 (pt. 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1-11, 7395, 7446A, 7446A/1-6, 7446B, 7447, 6425A, 6425A/1-9, 6425B, 6425B/1-6, 7449, 7449/1-4, 7450, 7450/1-12, 6421, 6421/20, 6428(pt.), 7364, 7383, 7383/1-3, 7384, 7401, 7401/1-16, 7403 A/48, 7404, 7405, 7406, 7407, 7409, 7409/1-10, 7412, 7412/1-2, 7413, 7413/1-4, 7414, 7428, 7428/1-12, 7430, 7430/1-9, 7431A-2, 10, 7431B, 7432, 7432/1-5, 7433, 7433/1-10, 7435, 7436, 7436/1-7442(pt.), 7443, 7445, 7445/1-2, 7452, 7453, 7453/1-6, 7454, 7454/1-6, 7455, 7455/1-8, 7456, 7456/1-13, 7457, 7458, 7458/1-17, 7459 & 7459/1-29 at village Kolekalyan, Santacruz (E), Mumbai.						
9	Latitude and Longitude	Latitude: 19° 4'41.08"N Longitude: 72°52'14.59"E						
10	Plot Area (sq.m.)	30,008.23 m <sup>2</sup>						
11	Deductions (sq.m.)	2,272.12 m <sup>2</sup>						
12	Net Plot area (sq.m.)	27,736.11 m <sup>2</sup>						
13	Ground coverage (m <sup>2</sup> ) & %	Ground coverage (m <sup>2</sup> ): 12,795.32 m <sup>2</sup> and Ground coverage (%): 43.36%						
14	FSI Area (sq.m.)	57,674.35 m <sup>2</sup>						
15	Non-FSI (sq.m.)	31,612.66 m <sup>2</sup>						
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	89,287.01 m <sup>2</sup>						
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	TBUA (FSI + Non-FSI) approved: 76,910.88 m <sup>2</sup> (The Plan is approved from SRA vide No. SRA vide No. SRA/ENG/2929/HE/PL/AP dated. 18.09.2020)						
18	Earlier EC details with Total Construction area, if any.	Obtained EC from SEIAA, Maharashtra vide letter No. SEAC-2011/CR.760/TC.2 dated 23.01.2012 for plot area of 15,429 m <sup>2</sup> and total construction area of 58,741.32 m <sup>2</sup> (FSI Area: 41,027 m <sup>2</sup> ).						
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per the EC, we have constructed 34,335.79 m <sup>2</sup> of area (FSI area: 24,312.36 m <sup>2</sup> ).						
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>	
	Bldg. Name	Confg.	Height (m)	Bldg. Name	Confg.	Height (m)		
	Bldg. A1	G+7	23.50	Bldg. A1	G+8	26.40		No work started, Change in planning; Addition of 1 floor
	Bldg. A2	G+7	23.50	Bldg. A2	G+8	26.40		Addition of 1 floor; Status: G+8
	Bldg. A3	G+7	24.00	Bldg. A3	G+7	24.00		Completed
	Bldg. A4	G+7	23.80	Bldg. A4	G+7	23.80		Completed
	Bldg. A5	G+7	23.50	Bldg. A5	G+7	23.50		Completed
	Bldg. A6	G+7	23.50	Bldg. A6	G+7	23.50		Completed
	Bldg. A7	G+7	23.50	Bldg. A7	G+7	23.50		No work started, Change in planning
Bldg. A8	G+7	23.50	Bldg. A8	G+8	26.40	No work started, Change in planning		

  
Member Secretary

  
Chairman

Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SEIAA held on 08<sup>th</sup> August, 2023

Sr. N	Description			Details			
	Bldg. A9	G+7	23.50	Bldg. A9	G+7	23.50	
	-	-	-	Bldg. A1	G+8	26.40	Newly proposed, No work started
	-	-	-	Bldg. A1	G+8	26.40	
	-	-	-	Bldg. A1	G+8	26.40	
	-	-	-	Bldg. A1	G+8	26.40	
	Sale 1	2B+G+8	26.40	Sale 1	1B+S+1 floor (pt Podium) +2 <sup>nd</sup> to 9 <sup>th</sup> upper floor	29.30	Removal of 1 basement, Addition of Part Podium & 1 habitable floor; Status: B+S+1 floor (pt Podium) +2 <sup>nd</sup> to 9 <sup>th</sup> upper floor
	Sale 2	2B+G+8	26.40	Sale 2	Pit+S+1 floor (Pt Podium) +2 <sup>nd</sup> to 9 <sup>th</sup> upper floor	29.30	No work started, Change in planning
21	No. of Tenements & Shops			Rehab: (Flats) 836 Nos R/C: 12 Nos., Comm: 86 Nos., PAP: 485 Nos., Amenities: 44 Nos., Sale (Flats): 211 Nos., Sale (R/C): 10 Nos.			
22	Total Population			8,140 Nos.			
23	Total Water Requirements CMD			1,064 KLD			
24	Under Ground Tank (UGT) location			Underground			
25	Source of water			MCGM			
26	STP Capacity & Technology			5 STP's of total 1,110 KLD capacity with MBBR technology			
27	STP Location			Underground			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage generation: 993 KLD Disposal in Municipal sewer: 50%			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	04	Local body	
				Wet waste	06	Local body	
				Construction waste (m <sup>3</sup> )	2,000	Construction and Demolition Waste Management Rules, 2016	
				Demolition Waste (m <sup>3</sup> )	2,500		
30	Total Solid Waste Quantities with typ during Operation Phase & Capacity of OWC to be installed			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	1,581	Handed over to Local Body	
				Wet waste	2,372	8 Mechanical composting machines of 2,650 kg/day (5 x 350 kg/d+ 3 x 300 kg/d)	
				E-Waste (Ton/years)	3.5	Authorized recyclers	

  
Member Secretary

  
Chairman

Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SEIAA held on 08<sup>th</sup> August, 2023

Sr. N	Description	Details		
		STP Sludge (dry)	10.0	STP sludge will be composted
31	R.G. Area in sq.m.	RG required – 2,215.00 m <sup>2</sup>		
		RG provided on Mother earth – 2,220.00 m <sup>2</sup>		
		RG provided on Podium: 224.00 m <sup>2</sup>		
		Total – 2,444.00 m <sup>2</sup>		
		Existing trees on plot (prior to development): Nil		
		Number of trees to be planted:		
		a) In RG & Plot Boundary area: 300 Nos.		
		b) In Miyawaki Plantation (with area); 220 Nos. (110 m <sup>2</sup> )		
		Number of trees to be cut/transplanted: Nil		
Number of trees planted till date: 49 Nos.				
Total trees on plot: 569 Nos. (Planted till date+ new plantation + Miyawaki)				
32	Power requirement	During Operation Phase:		
		Details:	Reliance	
		Connected load (kW)	7.9 MW	
		Demand load (kW)	4.1 MW	
33	Energy Efficiency	a) Total Energy saving (%): 22.8% b) Solar energy (%): 16%		
34	D.G. set capacity	Rehab 450 kVA & Sale 400 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 390 Nos. (EV charging points: 25%)		
36	No. & capacity of Rain water harvesting tanks /Pits	10 RWH tanks with 400 KL total capacity		
37	Project Cost in (Cr.)	Rs. 220.16 Cr.		
38	EMP Cost	Capital Cost: 1,587 Lakh, O&M: 153 Lakh/yr (Including DMP co		
39	CER Details with justification if any....as per MoEF&CC circular date 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)		
40	Details of Court Cases/litigations w.r. the project and project location, if any	Original Application No. 144/2017(WZ) M.A. No. 270/2017(WZ) is pending at National Green Tribunal Western Zone Bench, Pune		

### SEAC Deliberation –

PP informed that the project is Residential-cum-Commercial project with SRA scheme and comes under the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM). PP also informed that the site is accessible by 13.40 Mtr & 12.0 Mtr wide DP road.

PP submitted that the project had received earlier EC vide letter No. SEAC-2011/CR-760/TC-2, dated: 23.01.2012 for plot area of 15,429.00 Sq. Mtrs, Total construction area of 58,741.32 Sq. Mtrs. and FSI Area of 41,027 Sq. Mtrs. PP also submitted that they have started construction on site as per earlier EC and completed total construction area of 34,335.79 Sq. Mtrs (FSI area of 24,312.36 Sq. Mtrs).

  
Member Secretary

  
Chairman

Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SEIAA held on 08<sup>th</sup> August, 2023

PP submitted that due to increase in plot area and BUA as per DCPR-2034, they have proposed amendment/expansion in earlier EC. The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

Sr. No.	Particular	As per EC dt. 23.01.2012	Proposed Amendment	Change
1	Survey no.	CTS No. 6422, 6422/1 -31, 6423, 6423/1 - 6, 6424-A, 6424-B, 6424-B/1-4, 6424-C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 6, 7396, 7396/1 to 6, 7400, 7401 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1 to 6, 7437, 7437/1-53, 7438, 7438/1-7, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1 to 11,	CTS No. 6422, 6422/1 to 31, 6423, 6423 to 6, 6424-A, 6424-B, 6424-B/1 to 4, 642 C, 6424-C/1 to 3, 6426, 6426/1 to 17, 6427, 6427/1 to 16, 6429-A, 6429-A/1 to 11, 7370, 7374, 7375, 7376-A, 7376-A/1 to 16, 7377, 7379, 7379/1 to 3, 7381, 7381/1 to 16, 7382, 7382/1 to 3, 7394, 7394/1 to 7396, 7396/1 to 6, 7400, 7401 (pt.), 7402, 7402/1 to 17, 7403-A, 7403A/1 to 47, 7403B, 7403D, 7403D/1-20, 7408, 7408/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1 to 11,	survey no. added in proposed expansion
2	Total Plot Area	15,429 m <sup>2</sup>	30,008.23 m <sup>2</sup>	Increased due to addition of plot
3	Net Plot Area	15,279.04 m <sup>2</sup>	27,736.11 m <sup>2</sup>	
4	FSI Area	41,027 m <sup>2</sup>	57,674.35 m <sup>2</sup>	Increase due to addition of plot area
5	Non- FSI Area	17,714.32 m <sup>2</sup>	31,612.66 m <sup>2</sup>	
6	Total construction area	58,741.32 m <sup>2</sup>	89,287.01 m <sup>2</sup>	
7	Tenements	Rehab: Flats 449 Nos R/C: 09 Nos. Comm: 60 Nos, PAP: 268 Nos. Amenities: 24 Sale buildings: 18,618.82 m <sup>2</sup>	Rehab: (Flats) 836 Nos, R/C: 12 Nos. Comm: 86 Nos. PAP: 485 Nos. Amenities: 44 Nos. Sale (Flats): 211 Nos. Sale (R/C): 10 Nos.	Increased

  
Member Secretary

  
Chairman

Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SEIAA held on 08<sup>th</sup> August, 2023

Sr. No.	Particular	As per EC dt. 23.01.2012	Proposed Amendment	Change
8	Building configuration	9 rehab buildings: (G Floors) 2 Sale buildings: (2B+G+8 Floors)	12 rehab buildings (G+7/8 Floors) 2 Sale buildings: S1:1B+St+1 Floor (Pt Podium) + 2 <sup>nd</sup> +9 Floor S2: Pit + S + 1 Floor (Part Podium) + 2 <sup>nd</sup> + Floor	
9	Water requirement	582 KLD	1,064 KLD	Increased due to population
10	Waste water generation	466 KLD	993 KLD	Increased due to population
11	STP Capacity	500 KLD	1,100 KLD	
12	Solid Waste	Dry Waste: 1,336 Kg/d Wet Waste: 890 Kg/d	Dry Waste: 1,581 Kg/d Wet Waste: 2,372 Kg/d	Increased due to population
13	Power Requirement	Demand: 3.6 MW	Demand: 4.1 MW	Increased due to increase in area
14	Green belt development	1,377.92 m <sup>2</sup>	2,444.43 m <sup>2</sup> (Required 2,215 m <sup>2</sup> )	Increased due to increase in plot area
15	Parking provided (Nos.)	4-wheeler: 296	4-wheeler: 390	As per Norms

PP submitted that the project was earlier uploaded on MPCB portal vide no SEIAA-STATEMENT-0000001599. PP also submitted that the project was earlier considered in 82nd, 94th & 135th SEAC-II meeting dated 11.12.2018, 03.04.2019 & 01.07.2020 respectively. However, as per SEIAA circular No- SEIAA-2021/CR104/SEIAA, dated: 29.11.2021, they have submitted their proposal on PARIVESH portal & again the project was considered in 165th and 172nd SEAC-II meeting dated 17.02.2022 and 04.05.2022 respectively, wherein proposal was deferred with some compliance points raised.

During deliberation of 172nd SEAC-2 meeting, Committee had noted that PP had submitted application dated: 09.09.2020 for obtaining IOA from Slum Rehabilitation Authority. However, the project not received IOA from SRA till date. Committee had also noted that there was pending court case with respect to project in NGT, Pune and PP had not submitted details/status of pending court case. Therefore, Committee decided to defer the proposal till the project receives IOA/LOI/CC from SRA and PP submits details/status of pending court case in NGT, Pune.

During deliberation, Committee noticed that Hon'ble NGT vide its order dated: 10.05.2023 (M.A. No. 270/2017[WZ] in O.A. No. 144/2017[WZ]) has constituted the committee with respect to violation mentioned in the project by the petitioner. Committee also noticed that Hon'ble NGT in the said order mentioned that "we have already directed SEIAA to consider it without being influenced by the present original application being pending before us, we

  
Member Secretary

  
Chairman

Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SEIAA held on 08<sup>th</sup> August, 2023

expect that they would take the decision on the same at the earliest.” Committee pursued the order of dated 11/04/2023 & 10/05/2023 of Hon’ble NGT & decided to appraise the proposal.

During deliberation, committee noted that PP & their accredited environment consultant have not suo-moto brought the order dated 10/05/2023 of Hon’ble NGT to the notice of the committee. Committee is of opinion that it is mandatory responsibility of the PP and their accredited environmental consultant to brought the order of the Hon’ble court to the notice of the committee before starting the appraisal & same should be the part of the presentation, therefore, committee expressed their displeasure to the PP and their accredited environmental consultant.

Committee noted that at the time of appraisal of project in 172nd SEAC-2 meeting, PP had submitted that they had completed the construction of 30,306.44 Sq.Mtrs. (FSI: 20,649.56 Sq.Mtrs.) on site as per earlier EC dated: 23.01.2012. Now, PP has submitted that they have completed total construction area of 34,335.79 Sq. Mtrs. (FSI area of 24,312.36 Sq. Mtrs) as per earlier EC. Committee also noted that now, PP has completed construction of 34,335.79 Sq. Mtrs. (FSI area of 24,312.36 Sq. Mtrs). on site which clears that PP has completed 4,029.35 Sq.Mtrs. (FSI: 3,662.80 Sq.Mtrs) construction without valid EC as the earlier EC was valid till 22.01.2019 which is violation of EIA Notification, 2006 and amendments made thereunder from time to time.

Committee noted that earlier EC dated 23/01/2012 was issued for plot area plot area of 15,429.00 Sq. Mtrs, Total construction area of 58,741.32 Sq. Mtrs and FSI Area of 41,027 Sq. Mtrs with building configuration of 9 nos. Rehab buildings having configuration of G+7 floors & 2 nos. of Sale buildings having configuration of 2B+G+8 floors. Committee also noted that out of 9 nos. of rehab buildings PP completed construction of construction of A2,3,4 & 5 building with configuration of G+7 floors as mentioned in earlier EC, while construction of building A1, 7, 8 & 9 is not started on site due to revised planning. However, PP completed construction of Rehab building A2 having configuration of G+ 8 floors as compared to G+ 7 floors mentioned in earlier EC. Committee further noted that out of 2 nos. of sale buildings PP has completed construction of Sale building no.1 having configuration of 1B+S+1 floor (Pt podium) + 2nd to 9th floors as compared to 2B+G+8 floors as mentioned in earlier EC. Committee is of opinion that this also seems to be configurational violation of earlier EC & violation of EIA Notification, 2006 and amendments made thereunder from time to time. Therefore, Committee decided to refer the proposal to SEIAA in view of the violation noticed by the committee & decided to appraise the proposal only after decision received from SEIAA in this regard.

**Recommendations of SEAC-**

In view of above, the proposal is referred to SEIAA for deciding alleged violation and taking necessary action in this case.

**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is referred by SEAC-2 in its 206<sup>th</sup> meeting for deciding alleged violation and taking necessary action in this case.

  
Member Secretary

  
Chairman

Minutes of 264<sup>th</sup> Day – 1 (Part B) meeting of SEIAA held on 08<sup>th</sup> August, 2023

PP has obtained earlier EC vide SEAC-2011/CR-760/TC-2, dated: 23.01.2012 for plot area of 15,429.00 Sq. Mtrs, Total construction area of 58,741.32 Sq. Mtrs. and FSI Area of 41,027 Sq. Mtrs.

PP has constructed one additional floor in rehab building and one additional floor in sale building in comparison to the earlier EC dated 23.01.2012 which is a violation of provisions of EIA Notification, 2006. In the view of above, SEIAA after deliberation decided to reject the proposal under consideration and directed PP to apply under MoEF&CC OM dated 07.07.2021. SEIAA also directed Maharashtra Pollution Control Board to initiated action against the PP under the section 15 of Environment (Protection) Act, 1986 for violating the provisions of EIA Notification, 2006.

**SEIAA Decision-**

SEIAA after deliberation decided to reject the proposal.

  
Member Secretary

  
Chairman

T.C  


## MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24044532/4024068/4023516  
 Website: <http://mpcb.gov.in>  
 Email: [jdwater@mpcb.gov.in](mailto:jdwater@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/JD (WPC)/UAN No.0000127092/CR/2207000958

Date: 20/07/2022

To,  
 M/s. RIZVI ESTATES AND HOTELS PVT LTD.,  
 6422,6422/1-31  
 ,6423,6423/1-6,6424A,  
 6424B,6424-B/1-4,6424-C  
 ,6424- C/1-3,6426,6426/1-17,  
 6427,6427/1-16,6249A,6429A/1-  
 11,7370,7374,7375,7376A,  
 7376A/1-16,7377,7379,  
 7319/1-37381,  
 7381/1-16,7382,7382/1-3,7394,  
 7394/1-6,7396,7396/1-6,7400,7401(PT),  
 7402,7402/1-17,7403A,7403A/1-47,  
 7403B, 7403D,7403D/1-207408,7408/1-6,  
 7437,7437/1-53,7438,  
 7438/1-7,7440,7440/1-14,7448,7448/1-17,7  
 451,7451/1-11, VillageKolekalyan,Behind  
 Kalina Church, Kalina, Santacruz East-  
 Mumbai



Your Service is Our Duty

**Sub: Revalidation of Consent to Establish for Construction Residential Cum Commercial Projects under SRA scheme.**

- Ref:**
1. Application Submitted by SRO-Mumbai-II
  2. Earlier Consent to Establish having No.BO/RO(HQ)/Mumbai/CE/CC-04, Dtd-09.01.2012
  3. SCN issued on 12.04.2022.

Your application NO. MPCB-CONSENT-0000127092

For: grant of Consent to Establish (re-validation) 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. **Consent to Establish is valid upto Commissioning of the unit or upto-09.01.2027 whichever is earlier.**
2. **The capital investment of the project is Rs.75 Cr. (As per undertaking submitted by pp).**

T.C

3. **The Consent to Establish is valid for Revalidation of Consent to Establish for Construction for Residential Cum Commercial Projects under SRA scheme. named as M/s. RIZVI ESTATES AND HOTELS PVT LTD., 6422,6422/1-31,6423, 6423/1-6,6424A,6424B,6424-B/1-4,6424-C,6424-C/1-3,6426, 6426/1-17,6427,6427/1-16,6249A,6429A/1-11,7370, 7374,7375,7376A,7376A/1-16,7377,7379, 7319/1-37381,7381/1-16,7382,7382/1-3, 7394,7394/1-6,7396,7396/1-6,7400,7401(PT),7402,7402/1-17, 7403A,7403A/1-47,7403B, 7403D,7403D/1-207408,7408/1-6,7437, 7437/1-53,7438,7438/1-7,7440,7440/1-14,7448,7448/1-17,7451,7451/1-11, VillageKolekalyan,Behind Kalina Church, Kalina, Santacruz East-Mumbai on Total Plot Area of 15429 Sq.Mtrs for construction BUA of 58741.32 Sq.Mtrs as per EC granted dated-23.01.2012 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-23.01.2012	15429.00	58741.32
2	Consent to Establish dtd-09.01.2012	15429.84	58741.48

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	NA	NA
2.	Domestic effluent	466	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 450 KVA	1	As per Schedule -II
S-2	DG Set- 400 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Garbage	890 Kg/Day	OWC	Used as soil manure
2	Dry Garbage	1336 Kg/Day	Disposal	Authorized recyclers

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The 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 authorities.
10. PP shall extend the existing B.G. of Rs.5.0 Lakhs and obtain additional B.G.of Rs.5.0 Lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
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. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. PP shall submit Bank Guarantee of amount of Rs.24.75 Lakhs (5 times of one term fees x no. of year of violation). The same shall be forfeited as PP has not obtained revalidation of consent to establish after 09.01.2017, thus violated the consent conditions
18. PP shall obtain/Re-validated Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
19. 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	100000.00	TXN2112002401	21/12/2021	Online Payment
2	100000.00	TXN2207000183	02/07/2022	Online Payment

**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 extend the exiting B.G.of Rs.5.0 Lakhs and obtain addition B.G. of Rs.5.0 Lakhs towards compliance of consent condition and also obtain and forfeit the

- B.G. of Rs.24.75 Towards violation i.e.not of obtained re-validation of Consent to Establish.

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 Proposed Primary, Secondary & Tertiary. based Sewage Treatment Plants (STPs) of combined capacity **500 CMD for treatment of domestic effluent of 466 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	582.00
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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-450 KVA	Acoustic Enclosure	4.50	HSD 0.142 Kg/Hr	1	SO2	0.068 Kg/Day
S-2	DG Set-400 KVA	Acoustic Enclosure	4.50			SO2	0.068 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <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/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

**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	5.0 Lakhs	Extend the existing	Towards compliance of consent condition	CtoU or 09.01.2027	CtoU or 09.01.2027
2	Consent to Establish	5.0 Lakhs	Submit within 15 days	Towards compliance of consent condition	CtoU or 09.01.2027	CtoU or 09.01.2027
3	Consent to Establish	24.75 Lakhs	Submit within 15 days	Towards violation that not obtained Re-validation of CtoE	CtoU or 09.01.2027	CtoU or 09.01.2027

\*\* 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**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>Amount of BG imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Amount of BG Forfeiture</b>	<b>Reason of BG Forfeiture</b>
1	Consent to Establish	24.75 Lakhs	Submit within 15 days	Towards violation that not obtained Re-validation of CtoE	Forfeiture B.G. of Rs.24.75 Lakhs after submission	Towards violation that not obtained Re-validation of CtoE

**BG Return details**

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

**SCHEDULE-IV****General Conditions:**

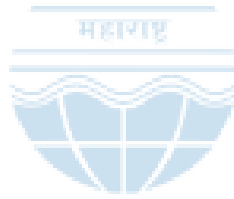
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) 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.

---



**T.C**



## MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
 Fax: 24044532/4024068/4023516  
 Website: <http://mpcb.gov.in>  
 Email: [jdwater@mpcb.gov.in](mailto:jdwater@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/JD (WPC)/UAN No.0000199582/CO/2406000162

Date: 04/06/2024

To,  
 M/s. RIZVI ESTATES AND HOTELS PVT LTD.,  
 6422,6422/1-31 ,6423,6423/1-6,6424A,  
 6424B,6424-B/1-4,6424-C ,6424-  
 C/1-3,6426,6426/1-17,  
 6427,6427/1-16,6249A,6429A/1-  
 11,7370,7374,7375,7376A,  
 7376A/1-16,7377,7379, 7319/1-37381,  
 7381/1-16,7382,7382/1-3,7394,  
 7394/1-6,7396,7396/1-6,7400,7401(PT),  
 7402,7402/1-17,7403A,7403A/1-47, 7403B,  
 7403D,7403D/1-207408,7408/1-6,  
 7437,7437/1-53,7438,  
 7438/1-7,7440,7440/1-14,7448,7448/1-17,7  
 451,7451/1-11, VillageKolekalyan,Behind  
 Kalina Church, Kalina, Santacruz (E)  
 Mumbai



**Sub: Consent to 1st Operate (Part-I) for Construction Residential Cum Commercial Projects under SRA scheme.**

**Ref:** 1. Application Submitted by SRO-Mumbai-II  
 2. Show Cause Notice issued on 27.05.2024.

Your application NO. MPCB-CONSENT-0000199582

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-05.06.2026**
2. **The capital investment of the project is Rs.56.25 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Operate is valid for Construction Residential Cum Commercial Projects under SRA scheme named as M/s. RIZVI ESTATES AND HOTELS PVT LTD., 6422,6422/1-31 ,6423,6423/1-6,6424A, 6424B,6424-B/1-4,6424-C ,6424-C/1-3,6426,6426/1-17, 6427,6427/1-16,6249A,6429A/1-11,7370,7374,7375,7376A, 7376A/1-16,7377,7379, 7319/1-37381, 7381/1-16,7382,7382/1-3,7394, 7394/1-6,7396,7396/1-6,7400,7401(PT), 7402,7402/1-17,7403A,7403A/1-47, 7403B, 7403D,7403D/1-207408,7408/1-6, 7437,7437/1-53,7438, 7438/1-7,7440,7440/1-14,7448,7448/1-17,7 451,7451/1-11, VillageKolekalyan,Behind Kalina Church, Kalina, Santacruz (E) Mumbai on Total Plot Area of 15429 Sq.Mtrs for construction BUA of 34335.79 Sq.Mtrs out of Total Construction BUA of 58741.32 Sq.Mtrs as per E.C. dtd-23.01.2012 including utilities and services**

T.C

*[Handwritten Signature]*

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-23.01.2012	15429.00	58741.32
2	Consent to Establish dtd-09.01.2012	15429.84	58741.48
3	Revalidation of CtoE-dtd-20.07.2022	15429.00	58741.32

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	NA	NA
2.	Domestic effluent	253	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

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

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	580 Kg/Day	Segregation	segregation and handover to authorized vendor
2	Wet Waste	386 Kg/Day	OWC	use as manure
3	STP Sludge	25 Kg/Day	drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The 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 authorities.
10. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
11. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
12. The Project Proponent shall comply with the Environmental Clearance obtained dtd-23.01.2012 for construction project having total plot area of 15429 Sq.Mtrs and total construction BUA of 58741.32 Sq.Mtrs as per specific condition of EC.
13. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

14. RO to issue restart direction against issued closure direction/stop work direction issued dtd-01.11.2023
15. This consent is issued without prejudice to an order passed in Application No.144 of 2017 (WZ) or may be passed by Hon'ble NGT Court order dtd-11.04.2023

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	100000.00	TXN2402004798	22/02/2024	Online Payment
2	100000.00	TXN2403000716	05/03/2024	Online Payment
3	996812.00	TXN2405006797	31/05/2024	Online Payment
4	475000.00	TXN2405006805	31/05/2024	Online Payment

**Paid penal fees of Rs.996812.00 towards violation for not obtaining consent to operate (From obtain 1st OC dtd-05.06.2017)**

**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 **515 CMD for treatment of domestic effluent of 253 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	290.00
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	0

- 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-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
0	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>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

**SCHEDULE-III****Details of Bank Guarantees:**

<b>Sr. No.</b>	<b>Consent(C2E/C2O/C2R)</b>	<b>Amt of BG Imposed</b>	<b>Submission Period</b>	<b>Purpose of BG</b>	<b>Compliance Period</b>	<b>Validity Date</b>
1	Consent to Operate	10 Lakhs	within 15 days	Towards compliance of consent condition	05.06.2026	31.12.2026

\*\* 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**

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

**BG Return details**

<b>Srno.</b>	<b>Consent (C2E/C2O/C2R)</b>	<b>BG imposed</b>	<b>Purpose of BG</b>	<b>Amount of BG Returned</b>
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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**T.C**



# Proof of Service

Raghunath Mahabal &lt;mahabal60@gmail.com&gt;

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## NGT: OA 144/2017 "Umarshad Khan & Ors. Vs GoM & Ors": R7: AiR

1 message

Raghunath Mahabal &lt;mahabal60@gmail.com&gt;

23 January 2025 at 09:17

To: National Green Tribunal Pune <ngt-pune@gov.in>, ceo@sra.gov.in, "mc@mcgm.gov.in" <mc@mcgm.gov.in>, "mpcbmumbai@mpcb.gov.in" <mpcbmumbai@mpcb.gov.in>, dycollgadmsd@gmail.com, adlcolmsd@gmail.com, "Principal Secretary Environment Dept. Govt. of Maharashtra" <psec.env@maharashtra.gov.in>, chiefsecretary@maharashtra.gov.in, Aniruddha Kulkarni <aniruddha1488@gmail.com>, Sameer Khale <sameermkhale@yahoo.com>, Rahul Garg <rahul.garg@mgklegal.com>, Girish Utangale <utangaledgirish@yahoo.co.in>, Adv Priyanka Ghosh <advpriyankaghosh@gmail.com>, Supriya Dangare <dangaresupriya@gmail.com>

Cc: Adv Sachin S Gore 7350212877 <ssgore2005@gmail.com>, Raghunath Mahabal <adv.rbmahabal@gmail.com>

### To: The Hon'ble Registrar, WZ, Pune

I am pleased to circulate the Affidavit in Reply to the above matter.

Regards

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Dhananjay Chavan 7038383654

= Raghunath Mahabal, Advocate +91-74-0011-6222 [adv.](tel:+917400116222)

[rbmahabal@gmail.com](mailto:rbmahabal@gmail.com) =

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| Adv. Sumedha Marathe | Adv. Ashlesha Gondhalekar | Adv. Antima Bazaz New Delhi



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