

REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 10/05/2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF OA NO 144 OF 2017 (WZ), UMARSHAD KHAN & ORS. VS STATE OF MAHARASHTRA & ORS.

1.0 Background

Grievance in the Original Application No. 144 of 2017 (WZ), titled Umarshad Khan & Ors. Vs State of Maharashtra & Ors., as per order dated 10/05/2023 of the Hon'ble NGT, is against violation of environmental clearance (EC) conditions by M/s Rizvi Land Developments Pvt. Ltd., (hereinafter referred as the project proponent i.e. PP) while constructing a residential cum commercial building project with S.R. scheme at Kokalyan, Kalina, Santacruz (E), Mumbai. The alleged violations by PP, as mentioned by the Applicant in the aforesaid Hon'ble NGT matter are: not provided parking space for 2-wheeler & 4-wheeler in the rehab building; not provided organic waste convertor for management of solid waste in the rehab building; not developed green belt; non-functional sewage treatment plant (STP) & commissioning of the same in pathway near building no. A-3 & A-6, causing obstruction; and not provided storm water drainage in the rehab building as a result potable underground water tanks are being contaminated. Hon'ble NGT directed vide order dated 10/05/2023 (copy of Hon'ble NGT order, dated 10/05/2023 is given at **Annexure-1**) and relevant order is reproduced as below:

“...10. Since the present application pertains to seeking relief with respect to violation of the terms & conditions of EC regarding which a report is there on record, filed by the MoEF&CC dated 17.03.2023, which is found to be contradictory on several counts, we deem it appropriate to constitute a Joint Committee comprising one member each of:-

- (i). The State Environment Impact Assessment Authority (SEIAA)/SEAC-II;*
- (ii). The Maharashtra Pollution Control Board (MPCB); and*
- (iii). The Central Pollution Control Board (CPCB).*

11. The Maharashtra Pollution Control Board (MPCB) shall be the nodal agency for coordination and logistic support.

12. The Committee is directed to visit the spot in order to assess the facts in the light of the objections raised by the Applicant in their affidavit dated

06.05.2023 pertaining to violations and submit a factual and action taken report along-with the recommendations within a period of one month...”

2.0 Approach

In order to comply with the aforesaid Hon'ble NGT order, the Central Pollution Control Board (CPCB) vide email dated 07/06/2023 communicated the nominee details to the nodal agency i.e. MPCB with a request to provide background information, copy of the Original Application, other relevant information for reference & deliberation in the aforesaid matter. Upon receipt of nominee details from the nodal agency vide email dated 20/07/2023, the joint committee carried-out inspection of the residential cum commercial building project being developed by M/s Rizvi Land Developments Pvt. Ltd., Kokalyan, Kalina, Santacruz (E), Mumbai. Maharashtra on 31/07/2023. Following committee members were present during the inspection.

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri Kishor Kerlikar, Sub Regional Officer, MPCB, Mumbai-II
- iii. Shri Nishchal C., Scientist 'D', CPCB, Regional Directorate, Pune

Also, Sh. Milind Thakur, Field Officer, MPCB, Mumbai-II accompanied the joint committee during the inspection. Also, as directed by the Hon'ble NGT vide order dated 10/05/2023, prior communication was made by the nodal agency to the Applicant and PP to present during the inspection. Accordingly, Shri Umarshad Khan, Applicant & Ms. Priyanka Ghosh, Applicant's Advocate were present during the joint committee inspection and provided information about various non-compliances of EC. Shri Shahbaz Khan from M/s Rizvi Land Developments Pvt. Ltd., was present and provided information about the project, various permissions obtained thereto and visit coordination.

3.0 Observations and findings

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by the PP & various Govt. agencies through the nodal agency and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below:

3.1 Observations and findings w.r.t Environmental Clearance

- i. PP has been granted Environmental Clearance (EC) for construction of residential cum commercial building project with S.R. scheme by SEIAA, Maharashtra vide letter no. SEAC-2011/CR.760/TC.2, dated 23/01/2012 for plot area of 15,429 m² and Total BUA: 58,741.32 m² (FSI: 41,027 m² & Non-FSI: 17,714.32 m²) for 09 no. of rehab buildings: G + 7 floors and 02 no. of sale buildings: 2B + G + 8 floors. Copy of EC dated 23/01/2012 is given at **Annexure-2**.
- ii. Out of 09 no. of rehab buildings, PP has completed construction of 05 no. of rehab buildings viz. A-2; A-3; A-4; A-5 & A-6 having configuration of G + 7 floors, which are as per the EC dated 23/01/2012, except rehab building A-2. It is observed that PP has constructed 01 no. of additional floor in the rehab building A-2 i.e. constructed G+8 floors, as against the sanctioned G+7 floors, as per EC dated 23/01/2012. Whereas, construction of remaining rehab buildings viz. A-1; A-7; A-8 & A-9 is not yet started, reportedly due to revised planning i.e. PP intends to construct 01 no. of additional floor, for which permission from the concerned authority(s) is yet to be granted.
- iii. Similarly, out of 02 no. of sale buildings, PP has partly completed construction of building no.1 (constructed 3 wings: A; B & C out of total 05 wings: A; B; C; D & E) having configuration of 1B + S + 1 floor (part podium) + 2nd to 9th floors, as against the sanctioned 2B + G + 8 floors, as per EC dated 23/01/2012 (i.e. by removal of 1 basement; PP added part podium & 1 habitable floor). Whereas, construction of remaining sale building no. 2 is not yet started, reportedly due to revised planning i.e. PP intends to construct 01 no. of additional floor, as above w.r.t. sale building no. 1; for which permission from the concerned authority(s) is yet to be granted.
- iv. As informed by PP, total BUA of the aforesaid residential cum commercial building project is 34,335.79 m² against the total BUA of 58,741.32 m², which is within the total BUA of 58,741.32 m² as per EC dated 23/01/2012. However, the validity of EC dated 23/01/2012 was up to five years i.e. up to 23/01/2017, as per s. no. 7 "Validity of Environmental Clearance" of the EC

dated 23/01/2012. PP has obtained occupation certificates for the aforesaid 05 no. of completed rehab buildings viz. A-2; A-3; A-4; A-5 & A-6 and 01 no. of completed sale building no.1 (Wing-A & B) from the Slum Rehabilitation Authority (SRA). Details of the same are depicted in the below Table-1.

Table-1: Details of occupation certificate obtained by PP.

Name of building	Occupation certificate no. & date	Configuration
Rehab building		
A-3	SRA/ENG/3023/HE/PL/AP, 05/06/2017	G + 7
A-4	SRA/ENG/3104/HE/PL/AP, 05/06/2017	G + 7
A-5	SRA/ENG/2777/HE/PL/AP, 11/10/2017	G + 7
A-2	SRA/ENG/3116/HE/PL/AP, 27/02/2020	Stilt (Pt) + G (Pt) + 8
A-6	SRA/ENG/2929/HE/PL/AP, 18/09/2020	G + 7
Sale building		
S-1 (Wing-A & B)	SRA/ENG/3242/HE/PL/AP, 05/03/2020	1 st to 9 th floors

- v. It is observed that PP has made an application to SEIAA, Maharashtra on 15/11/2021 for seeking the expansion of earlier EC dated 23/01/2012, due to the proposed increase in the total plot area & total BUA. Wherein, the existing total plot area is proposed to be increased from: 15,429 m² to 30,008.23 m²; and total BUA is proposed to be increased from: 58,741.32 m² to 89,287.01 m², with the proposed change w.r.t. addition of buildings & floor and also change in building configuration from: 09 no. of rehab buildings to 12 no. of rehab buildings and proposed change in the configuration of sale buildings. Salient features of the existing project along with the proposed expansion are depicted below Table-2.

Table-2: Salient features of the project as per EC dated 23/01/2012

S. no.	Particulars	As per earlier EC dated 23/01/2012	Proposed expansion of EC
1.	Total plot area	15,429 m ²	30,008.23 m ²
2.	Total BUA	58,741.32 m ² (FSI: 41,027 m ² & Non-FSI: 17,714.32 m ²)	89,287.01 m ² (FSI: 57,674.35 m ² & Non-FSI: 31,612.66 m ²)
3.	Building configuration	09 no. of rehab buildings (G + 7 floors)	12 no. of rehab buildings (G + 7/8 floors)
		02 no. of sale buildings	02 no. of sale buildings (1B)

		(2B + G + 8 floors)	+ S + 1 floor (part podium) + 2 nd to 9 th floors)
4.	Water requirement	582 KLD	1,064 KLD
5.	Sewage generation & STP capacity	466 KLD & 500 KLD	993 KLD & 1,100 KLD
6.	Solid waste generation	Dry waste: 1,336 Kg/day Wet waste: 890 Kg/day	Dry waste: 1,581 Kg/day Wet waste: 2,372 Kg/day
7.	Green belt development	1,377.92 m ²	2,444.43 m ²
8.	Parking	4-wheeler: 296	4-wheeler: 390

- vi. Expansion application of the aforesaid residential cum commercial building project was considered during 172nd SEAC-2 meeting, vide dated 04/05/2022; wherein the SEAC-2 observed that PP had submitted an application dated 09/09/2020 for obtaining IOA from the Slum Rehabilitation Authority (SRA). However, PP has not received IOA from SRA as on date of appraisal by the SEAC-2 during its 172nd meeting dated 04/05/2022. Thereafter, the said expansion proposal was again considered before SEIAA, Maharashtra during 264th Day-1 (Part-B) meeting, vide dated 08/08/2023. Wherein SEAC & SEIAA, Maharashtra noted that PP has completed total construction of 34,335.79 m² as per the EC dated 23/01/2012 i.e. PP has completed construction 4,029.35 m² without valid EC, as the earlier EC dated 23/01/2012 which was valid up to 22/01/2017.
- vii. Further, SEIAA, Maharashtra in the aforesaid meeting dated 08/08/2023 based on the recommendations of SEAC; has decided to reject the expansion proposal of the residential cum commercial building project. Copy of minutes of meeting – minutes of 264th Day -1 (Part-B) meeting of SEIAA, dated 08/08/2023 is given at **Annexure-3**.

3.2 Observations and findings w.r.t. CTE & CTO and environmental services

- i. PP has obtained Consent to Establish (CTE) from the MPCB vide no. BO/RO (HQ)/Mumbai/CE/CC-04, dated 09/01/2012 for total plot area-15,429 m² and total BUA-58,741.32 m² (as per EC dated 23/01/2012), which was valid up to commissioning of the project or five years (i.e. up to 09/01/2017), whichever is earlier. Copy of CTE dated 09/01/2012 is given at **Annexure-4**. Further, after

expiry of earlier CTE dated 09/01/2012, PP applied & obtained revalidation of CTE from MPCB vide no. Format1.0/JD (WPC)/UAN no. 0000127092/CR/2207000958, dated 20/07/2022 for total plot area-15,429 m² and total BUA-58,741.32 m² for construction of residential cum commercial building project including utilities & services, which is valid up to commissioning of the project or up to 09/01/2027, whichever is earlier. Copy of revalidation CTE dated 20/07/2022 is given at **Annexure-5**. PP has applied for part Consent to Operate (CTO) on 28/04/2023 to MPCB for the completed & occupied 05 no. of rehab buildings (A-3; A-4; A-5; A-2 & A-6) and completed & occupied 01 no. of sale building (Wing-A & B).

- ii. PP has provided separate Sewage Treatment Plants (STP) for treatment of sewage generating from rehab & sale buildings. For rehab buildings, the PP has provided STP of reported design capacity of 300 KLD, some of the unit operations & processes are partly installed at rehab building no. A-2 and partly at A-6. Various unit operations & processes of the STP of rehab building are: Collection tank → MBBR → Tube settler → Pressure sand filter → Activated carbon filter → Treated sewage collection tank → Discharge into municipal sewerage system. Similarly, reported design capacity of STP of sale building is 160 KLD. Various unit operations & processes of STP of sale building are: Collection tank → Bar screen → Anoxic tank → SBR → Pressure sand filter → Activated carbon filter → Treated sewage collection tank → Reused for flushing & ancillary activities. As per the conditions stipulated in the revalidation CTE dated 22/07/2022, treated wastewater @ 60% shall be reused for flushing & ancillary activities and remaining shall be reused for gardening & discharged to municipal sewerage system.

During joint committee visit, STP of rehab buildings was not in operation and all the unit operations & processes of STP is found to be in dilapidated condition, without adequate operation & maintenance; no biomass observed in the aeration i.e. media used in the aeration tank is devoid of biomass and all the unit operations & processes of STP is accumulated with rain water. Apparently, the said STP is not being operated since long time. The residents of rehab buildings informed to the joint committee that the said STP is not operated since long time. However, PP informed that the said STP could not

be operated due to the objections by the residents about noise and odour problem. STP of sale building is under stabilization stage.

- iii. Biodegradable waste and non-biodegradable waste is being segregated at the source of generation. PP has installed 02 no. of Organic Waste Converters (OWC) of 135 Kg/day capacity each, one for rehab buildings and one for sale buildings for processing of biodegradable waste. Whereas, non-biodegradable waste (dry waste) is being disposed to authorized agency of MCGM/collected by MCGM. The OWC installed at rehab building is not in operation and found to be in dilapidated condition, without adequate operation & maintenance. Whereas, the OWC installed at sale buildings is found operational. The residents of rehab buildings informed to the joint committee that the said OWC is not being operated since long time. However, PP informed that the said OWC could not be operated due to the objections by the residents about odour problem.

- iv. It is observed that traces of overflow of raw sewage from the sewerage lines; chambers & manholes of rehab buildings are noticed. The said sewerage system is found filled with plastics & trash and found in dilapidated condition, without adequate & regular cleaning/maintenance.
Further, PP has provided underground storage tanks at backyard of each rehab buildings for storage of fresh water, meant for rehab buildings. It is observed that structure supporting the opening lid of underground fresh water storage tanks observed to be hardly less than a foot from the ground level. Erstwhile, due to the reported instances of overflow of sewage from the sewerage system; due to flooding on account of heavy rains and also due to lack of adequate storm water drainage system at rehab buildings, it has been reported by the residents about frequent ingress of sewage & sewage contaminated storm water into the existing underground fresh water storage tanks. As a result, it is reported that underground fresh water storage tanks are frequently being contaminated and making unfit for drinking & domestic purposes.

- v. As per the storm water drainage (SWD) remarks of Brihan Mumbai Mahanagar Palika, vide no. Dy. ChE/741R/R/SWD/WS, dated 08/03/2022; PP has partially completed the works of storm water drainage at the project site. The said SWD remarks also mention about the remaining/balance works to be completed along with the specifications for commissioning of the same. Copy of SWD remarks is given at **Annexure-6**. The joint committee observed that due to incomplete storm water drainage works, rain water has accumulated at many places, resulting in pondage in & around the rehab buildings.
- vi. PP has provided total two rain water harvesting tanks of reported design capacity of 27 & 12.7 m³ for rehab buildings, against the required total capacity of 150 m³, as per EC dated 23/01/2012. Similarly, PP has provided total two rain water harvesting tanks of reported design capacity of 43.9 & 17 m³ for sale buildings, against the required total capacity of 100 m³, as per EC dated 23/01/2012.
- vii. PP has not installed DG sets of 450 & 400 KVA, as per EC dated 23/01/2012 for back-up power supply. PP has installed solar panel lights & street lights for common areas viz. open spaces, pathways etc.
- viii. PP has not provided parking space for rehab buildings, as result residents of rehab buildings are presently parking their vehicles (2-wheelers & 4-wheelers) within open & available space between the rehab buildings and also in street. Whereas, PP has provided separate parking space for sale building to accommodate total 204 no. of vehicles, against the required 296 no. of parking, as per EC dated 23/01/2012.
- ix. PP has provided temporary labour camps along with toilet facility for construction labours engaged in the construction activities.
- x. As per EC dated 23/01/2012, total area to be reserved for green belt development is 1,377.92 m² and total no. of trees to be planted is 350 nos. As per the information provided and verified during the joint committee inspection, there were about 68 no. of trees existed on the project site prior to

start of construction and presently PP has planted few additional ornamental trees near the sale building, but not planted trees near the rehab buildings. However, PP made attempt to plant saplings near rehab buildings by the way of planting saplings in hollow cement pots but the same seems to be inadequate & impracticable, as the said pots have placed on the lined platform where there is no possibility for the roots of plants to penetrate into the soil and as a result, none of the such planted saplings couldn't survive.

- xi. MPCB based on the various non-compliances noticed during their inspection carried-out on 03/08/2023, issued proposed directions u/s 33A of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 31A of the Air (Prevention and Control of Pollution) Act, 1981, dated 29/08/2023 to PP. Further, PP vide dated 05/09/2023 has submitted point-wise reply to MPCB in compliance to the said proposed directions. Copy of the proposed directions issued by MPCB dated 29/08/2023 & copy of reply submitted by PP to MPCB dated 05/09/2023 is given at **Annexure-7 & 8**.

Some of the photographs taken during joint committee inspection is given at **Annexure-9**.

4.0 Conclusions

- i. PP completed construction of 05 out of total 09 no. of rehab buildings as per the configuration of EC dated 23/01/2012, except rehab building A-2. Wherein, PP has changed configuration of rehab building by constructing 01 no. of additional floor in the said rehab building A-2 i.e. constructed G+8 floors, as against the sanctioned G+7 floors, as per EC dated 23/01/2012. Similarly, PP has partly completed construction of building no.1 (constructed 3 wings: A; B & C out of total 05 wings: A; B; C; D & E) and changed configuration of sale building no.1 by removal of 1 basement; and subsequent addition of part podium & 1 habitable floor i.e. constructed total 9 floors, as against the sanctioned 8 floors, as per EC dated 23/01/2012.

Total BUA of the residential cum commercial building project is 34,335.79 m² against the total BUA of 58,741.32 m², which is within the total BUA of

58,741.32 m² as per EC dated 23/01/2012. Though total BUA of the said residential cum commercial building project is within the said EC limit, it is observed that PP has not intimated w.r.t. change in the configuration of the said residential cum commercial building project to SEIAA, Maharashtra in compliance with EC condition No. xlvi of EC dated 23/01/2012. As the said change in the scope of the project, would require a fresh appraisal by SEAC & approval by SEIAA, Maharashtra. Hence, the said change in configuration of the residential cum commercial building project is configurational violation of earlier EC dated 23/01/2012 and violation of EIA Notification, 2006 and amendments made thereunder from time to time.

[Please refer s. no. i; ii; iii & iv of section 3.1, as above]

- ii. PP made an application to SEIAA, Maharashtra for seeking expansion of earlier EC dated 23/01/2012, due to the proposed increase in the total plot area & total BUA. SEAC & SEIAA, Maharashtra after appraisal & due deliberations and based on the decisions taken herein observed that PP has completed construction 4,029.35 m² without valid EC, as the earlier EC dated 23/01/2012 was valid up to 22/01/2017. Hence, the construction of said 4,029.35 m² is violation of EIA Notification, 2006 and amendments made thereunder from time to time. Thereafter, SEIAA, Maharashtra rejected the proposal of the said residential cum commercial building project and directed PP to apply the said project as per the Office Memorandum issued by the MOEF&CC vide dated 07/07/2021. Also, directed MPCB to initiate action against PP under section 15 of the Environment (Protection) Act, 1986 for violating the provisions of EIA Notification, 2006.

PP not completed the entire construction of the residential cum commercial building project as per EC dated 23/01/2012 & CTE dated 09/01/2012 and also within the EC & CTE validity period. Thereafter, PP after expiry of earlier CTE dated 09/01/2012 applied for revalidation of earlier CTE, dated 20/07/2022 to MPCB. Also, applied for part CTO on 28/04/2023 to MPCB for the completed & occupied 05 no. of rehab buildings (A-3; A-4; A-5; A-2 & A-6) and completed & occupied 01 no. of sale building (Wing-A & B). Further, MPCB, too based on the decision taken by SEIAA, Maharashtra vide dated

08/08/2023 has decided to refuse the CTO application made by PP for the said completed & occupied rehab & sale buildings.

[Please refer s. no. v; vi & vii of section 3.1, as above]

- iii. PP obtained occupation certificates for the completed rehab buildings in 2017 & 2020 and sale building in 2020 and also given physical occupation to the residents of rehab & sale buildings. Nevertheless, to mention that PP has applied for CTO for the said completed rehab & sale buildings on 28/04/2023 i.e. after 6 years of giving occupancy for few rehab buildings & after 3 years of giving occupancy for few rehab & sale buildings; thereby contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 i.e. giving occupancy to the residents without obtaining mandatory CTO from MPCB and continued to operate the residential cum commercial building project without valid CTO from MPCB.

[Please refer s. no. iv of section 3.1 & s. no. i of section 3.2, as above]

- iv. STP provided for rehab buildings is not in operation; as a result untreated sewage is being directly discharged into municipal sewerage system. All the unit operations & processes of STP is found to be in dilapidated condition, without adequate operation & maintenance. STP of sale building is under stabilization stage (sewage was kept under re-circulation from secondary treatment process) i.e. not yet made fully operational, as a result untreated sewage is being directly discharged into municipal sewerage system. PP has provided separate plumbing arrangement for utilization of treated sewage from STP of sale buildings, for secondary activities viz. toilet flushing and gardening. However, PP has not provided separate plumbing arrangement for utilization of treated sewage from STP of rehab buildings. The OWC installed at rehab buildings is not in operation and found to be in dilapidated condition, without adequate operation & maintenance. Whereas, the OWC installed at sale buildings is found operational.

[Please refer s. no. ii & iii of section 3.2, as above]

- v. The sewerage system is found filled with plastics & trash and found in dilapidated condition, without adequate & regular cleaning/maintenance. As

result, the entire area, where the residents of rehab buildings are residing i.e. back yard of rehab buildings near the sewerage system is found to be highly unhygienic. Thereby, apparently being exposed to malodours compounds viz. H₂S, NH₃, methyl mercaptan, dimethyl sulphide etc. and also exposure to pathogens. Further, due to frequent clogging of existing – partly completed storm water drainage system and due to heavy rains, pondage of storm water & sewage contaminated storm water is noticed. Further, due to inappropriate design of lid of underground fresh water storage tanks, which in turn frequently resulting in contamination of underground fresh water storage tanks and making unfit for drinking & domestic purposes of the residents of rehab buildings.

[Please refer s. no. iv & v of section 3.2, as above]

- vi. PP has not complied with other environmental services as per EC dated 23/01/2012, like completion of remaining storm water drainage system; installation of required capacity of rain water harvesting system; DG sets for back-up power supply; parking space for rehab buildings as per new & applicable DCPR of SRA; green belt; and establishment of separate environment management cell with qualified staff for implementation of the stipulated environmental safeguards.

[Please refer s. no. vi to x of section 3.2, as above]

5.0 Recommendations

(a) For violation of EIA Notification dated 14/09/2006

In view of the aforesaid violations of:

- i. Changing configuration of the residential cum commercial building project of rehab & sale buildings without prior intimation & fresh appraisal by SEAC and approval by SEIAA, Maharashtra and completed construction 4,029.35 m² without obtaining valid EC from SEIAA, Maharashtra; i.e. thereby adding 01 floor in the rehab building A-2 & removal of 1 basement; and subsequent addition of part podium & 1 habitable floor as against the sanctioned configuration, as per EC dated 23/01/2012.

- ii. The joint committee opined that action may be taken against M/s Rizvi Land Developments Pvt. Ltd., as per the decision taken in the minutes of meeting – minutes of 264th Day -1 (Part-B) meeting of SEIAA, Maharashtra dated 08/08/2023 i.e. appraisal of the said project as per the Office Memorandum issued by the MOEF&CC vide dated 07/07/2021 i.e. SOP for identification and handling of violation cases under EIA Notification, 2006. Also, action against PP under section 15 of the Environment (Protection) Act, 1986 by MPCB for violating the provisions of EIA Notification, 2006.

(b) For contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981

In view of the aforesaid violations of:

- i. Giving occupancy to the residents without obtaining mandatory CTO from MPCB and continued to operate the residential cum commercial building project without valid CTO from MPCB, as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981; MPCB may take necessary action against PP under the provisions of Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 along with penalty amount.

(c) MPCB while granting CTO to PP should impose the following mandatory conditions:

- i. PP to operate the STP for a period of five years from the date of obtaining occupation certificates and such condition should be imposed henceforth till PP obtains full & final occupation certificates for both the rehab & sale buildings.
- ii. PP after obtaining full & final occupation certificates and complying with obligatory clause to operate STP for a period of five years, as above; PP should hand over project along with utilities & environmental services to the “Society” by executing “Deed of Declaration” that necessary & applicable renewals of consent/permissions/licences shall be done by the office bearers/elected committee member of the Society, by arranging necessary

corpus to meet such expenditure and including for O&M of utilities & environmental services.

(d) PP should be directed through MPCB for implementation of the following as expeditiously as possible:

- i. To rectify & repair various unit operations & processes & stabilize the biological treatment process of STP of rehab buildings and to operate both the STPs of rehab & sale buildings through appointing a qualified staff & establishing environmental management cell for efficient O&M of STPs.
- ii. To rectify & repair OWC installed at rehab buildings and operate & maintain as per the SOP given by the supplier. Compost from OWCs to be utilized for the green belt developed within the project site.
- iii. To increase the height of the structure supporting the opening lids of underground fresh water storage tanks in the rehab buildings and to provide leak proof lining system, to avoid ingress of storm water/storm contaminated sewage/sewage & to prevent contamination of fresh water.
- iv. To ensure regular cleaning, operation & maintenance of existing sewerage system in the rehab buildings, in order to avoid overflowing of sewage and also existing storm water drainage network/system, in order to avoid overflowing of storm water.
- v. To complete construction of remaining storm water drainage network/system as per the storm water drainage remarks of Brihan Mumbai Mahanagar Palika. Also, to complete construction of remaining rain water harvesting system as per the EC dated 23/01/2012.
- vi. To coordinate with SRA under the supervision of MPCB to submit an action plan along with SRA approved location plan to finalize the location for providing adequate parking to the rehab buildings as per new & applicable DCPR of SRA.

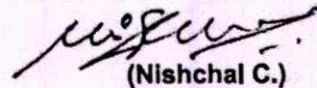
- vii. To develop remaining green belt as per the EC dated 23/01/2012 near rehab & sale buildings. Upon verification of the same, concerned authority i.e. SRA shall issue full & final occupation certificates.
- viii. To obtain mandatory fire NOC for both the rehab & sale buildings from the concerned authority i.e. Brihan Mumbai Mahanagar Palika, prior giving further occupancy to the residents of rehab & sale buildings.
- ix. To commission DG sets as per the EC dated 23/01/2012 for back-up power supply to rehab & sale buildings.



(Pankaj Joshi),
Member, SEIAA



(Kishor Kerlikar),
SRO, MPCB, Mumbai-II



(Nishchal C.)
Scientist 'D',
CPCB, RD-Pune

Item No. 9

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)

Original Application No. 144/2017(WZ)
M.A. No. 270/2017(WZ)

Umarshad Khan & Ors.

.....Applicant(s)

Versus

State of Maharashtra & Ors.

....Respondent(s)

Date of hearing: 10.05.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Ms. Priyanka Ghosh, Advocate

Respondent(s) : Mr. Aniruddha Kulkarni, Advocate for R-1/Env. Deptt. &
R-8/SEIAA
Mr. Girish Utangale, Advocate for R-2/SRA
Mr. Sameer Khale, Advocate for. R-3/MCGM
Mr. R. B. Mahabal, Advocate for R-7/PP
Mr. Rahul Garg, Advocate for MoEF&CC

ORDER

1. In pursuance to our previous order dated 11.04.2023, the learned Counsel for the Applicants, after being granted opportunity to file objection against the inspection report made by MoEF&CC, has filed rejoinder dated 06.05.2023, where-in it is submitted that as per condition no. (xxxix-39) of Environmental Clearance (EC), there is no 2-wheeler and 4-wheeler parking space allotted for parking in the Rehab Building because of which the residents are parking their vehicles in open space, which is left between the two buildings. Parking facility is given only for Sale building and that also within a separate boundary.

2. We have gone through the condition no. (xxxix-39) given in the Environmental Clearance (EC), which says that "traffic congestion near

the entry and exist points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.”

3. The learned Counsel for the Applicants is of the view that because of there being no provision for two wheelers and four wheelers for the occupants of the Rehab Building, they are using open spaces for parking purposes, which is prohibited under Condition no. (xxxix-39) of EC, which is objectionable and the same is causing inconvenience to the occupants of the said building. At this stage, we also inquired about this from the learned Counsel for the Respondent No. 2/SRA, he says that earlier there was no provision for providing space for parking in Rehab Building but subsequently since 2018 onwards, new DCPR has been approved, which mandates that there should be space left for parking purposes in Rehab Building as well. Let a full-fledged reply affidavit be filed from the side of Respondent No. 2/SRA in this regard by the next date.

4. Thereafter, the learned Counsel for the Applicants has pointed out that there is no plantation in the Rehab building while it has been done in the sale buildings only. There are no Organic Waste Commuters (OWC) installed in the Rehab building. There are only old trees in part of the project, which are not planted by Project Proponent. The next violation, which has been pointed out by the learned Counsel for the Applicants, relates to Condition no. xxix-29 of the EC relating to STP and it is stated that the Project Proponent has falsely claimed that a STP has set up, which is a show piece like a box, as it is not functional. The said STP is obstructing the pathway near Building No. A3 and A6, which is violating Fire Engine Plan. Therefore, it is prayed that Project Proponent should consider locating the STP away from the buildings/pathway. As regard

the STP in sale buildings, it is submitted that MoEF&CC in its report has recorded that no STP has been installed in that building and that the sewage is being directly discharged into the sewer line of BMC, hence it is clear that MPCB has failed to perform its duties.

5. Further, it is mentioned in this affidavit that in compliance with the condition no. xxvi-26 of the Environmental Clearance (EC), there is no storm water drainage constructed in the Rehab Building. There is water logging in the rehab buildings where the applicants reside and no storm water drainage is provided. The potable water tank is constructed underground and is connected to the drainage/sewer line. Due to the leakage in the underground water tank, the potable water gets contaminated.

6. If any reply is needed to be filed by the Respondent No. 2/SRA or the Respondent No. 7/Project Proponent, they may file the same against this rejoinder affidavit within a period of three weeks.

7. In compliance with our previous order dated 11.04.2023, the Respondent No. 8/SEIAA has filed reply affidavit dated 09.05.2023, where-in it is submitted that the Project Proponent has submitted an application for amendment due to expansion in the earlier EC, which was considered by SEAC-II in their 172nd Meeting held on 4th to 6th May, 2022. SEAC has noted that PP has not received any Intimation of Approval (IOA) from Slum Rehabilitation Authority (SRA) nor has submitted any details of the present case pending before this Tribunal, therefore, it has decided to defer the proposal. Pursuant to the order of this Tribunal dated 11.04.2023, directing the SEIAA to consider the proposal of the Project Proponent, which is pending for grant of EC. The Project Proponent has moved an application to SEAC dated 29.04.2023,

for amendment in EC due to expansion, which SEAC will consider as per schedule.

8. We make it clear in this regard that, we have already directed the SEIAA to consider it without being influenced by the present Original Application being pending before us, we expect that they would take the decision on the same at the earliest.

9. It is further mentioned in this affidavit that the monitoring of the conditions of EC, falls within the purview of MoEF&CC and not of the SEIAA because it is the MoEF&CC where six monthly monitoring and compliance reports have to be submitted by the Project Proponent.

10. Since the present application pertains to seeking relief with respect to violation of the terms & conditions of EC regarding which a report is there on record, filed by the MoEF&CC dated 17.03.2023, which is found to be contradictory on several counts, we deem it appropriate to constitute a Joint Committee comprising one member each of:-

- (i). The State Environment Impact Assessment Authority (SEIAA)/SEAC-II;
- (ii). The Maharashtra Pollution Control Board (MPCB); and
- (iii). The Central Pollution Control Board (CPCB).

11. The Maharashtra Pollution Control Board (MPCB) shall be the nodal agency for coordination and logistic support.

12. The Committee is directed to visit the spot in order to assess the facts in the light of the objections raised by the Applicant in their affidavit dated 06.05.2023 pertaining to violations and submit a factual and action taken report along-with the recommendations within a period of one month.

13. We further direct the Committee to issue a notice to the Applicant as well as to the Project Proponent so as to assist them during the inspection regarding violations.

14. The report in the matter be filed by the Committee by e-mail at ngt-pune@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF.

15. Applicant is directed to supply the required documents and copy of the application to the Members of the Committee within three days from today.

16. A copy of this order be communicated to the above-mentioned Committee forth-with for compliance.

Put up this matter on 08.08.2023

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

May 10, 2023
Original Application No. 144/2017(WZ)
M.A. No. 270/2017(WZ)
P.Kr

File No.: SEAC- 2011/CR.760/TC.2
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Date: 23rd January, 2012

To,
 M/s. Rizvi Land Developments Pvt. Ltd.
 Rizvi House, 1st floor, Hill Road, Bandra (W),
 Mumbai – 400 050
 Tel No. : 022-26424961/26426767
 Email: rizvibuilders1973@gmail.com

Subject: Residential cum Commercial Project with S.R. Scheme at Kokalyan, Santacruz (E), Mumbai M/s. Rizvi Land Developments P.L.- Environmental clearance regarding.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 46th meeting and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 42nd & 43rd Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for Residential cum Commercial Project with S.R. Scheme at Kokalyan, Santacruz (E), Mumbai M/s. Rizvi Land Developments P.L. SEAC considered the project under screening category 8 (a) as per EIA Notification 2006.

Brief Information of the project is summarized as below-

Name of the Project	: Residential cum Commercial Project with S.R. Scheme
Project Proponent	: M/s. Rizvi Land Developments P.L.
Location of the project	: Plot Bearing CTS No. 6422, 6422/1-31, 6423, 6423/1-6, 6424-A, 6424-B, 6424-B/1-4, 6424-C, 6424-C/1-3, 6426, 6426/1-17, 6427, 6427/1-16, 6429A, 6429A/1-11, 7370, 7374, 7375, 7376A, 7376A/1-16, 7377, 7379, 7379/1-3, 7381, 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/1-20, 7408, 7408/1-6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1-11 of Village Kolkalyan, Kalina, Santacruz (East), Mumbai
Type of Project	: Construction Project
Plot Area	: 15,429 m ²

Proposed Total built up area	:	As per FSI : 41,027 m ² Non FSI area : 17,714.32 m ² Total Construction area : 58,741.32 m ²
Estimated cost of the project	:	Rs. 75 Crore
No. of Buildings	:	9 Rehab Buildings of [G+7] , 2 Sale Buildings of [2B+G+8]
Water Requirement:	:	582 m ³ /day <ul style="list-style-type: none"> • Fresh Water : 358 m³/day ; Source : MCGM • Recycled Water: • Flushing : 225 m³/day • Gardening : 7 m³/day • Underground & overhead water storage tank will be provided
Rain water Harvesting:	:	Size & no. of RWH tank & Quantity : 1. 6 Nos. of RWH Tank of total capacity 150 m ³ for Rehab Bldg 2. 2 Nos. of RWH Tank of Total capacity 100 m ³ for sale Bldg Size, no. of recharge pits & Quantity: 1. 10 Nos. of Recharge pits of 1.5m X 1.5 m size
Solid Waste Generation:	:	<ul style="list-style-type: none"> • Dry quantity: 1336 kg/ day • Wet quantity: 890 kg/ day • STP Sludge : 5 m³/day <p>Dry garbage will be segregated & disposed off to recyclers. Wet garbage will be composted and used as organic manure for landscaping. Dry sludge can be used as manure for plantation & Gardening purposes inside the premises.</p>
Energy:	:	<ul style="list-style-type: none"> • Max. demand : 3.6 MW • Sources of power & supply capacity : Reliance Energy • DG Sets will be used as alternate supply for essential services • Capacity of DG Set provided for rehab will be 450 kVA and for sale 400 Kva <p>Energy conservation measurers :</p> <ul style="list-style-type: none"> • Solar Panel lights will be installed for common facilities wherever possible • Solar street lights are proposed for common areas such as open spaces, pathways, RG etc.
Traffic Management	:	Parking area : 5145.68 m ² 4-Wheeler parking : 296 Nos.
Green Belt Development	:	<ul style="list-style-type: none"> • Green belt area: 1,377.92 m² (9%) • No of trees to be planted: 350 Nos.
Environment Management Plan:	:	Capital Cost: Rs. 187 Lakhs O & M Cost: Rs. 18 Lakhs

3. The proposal has been considered by SEIAA in its 43rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) Project proponent submitted designs showing improved ventilation by increasing the opening in the passage from 0.90 m to 1.50 m and displacing the staircase accordingly



to provide adequate light and ventilation to the lift lobby. Local authority should ensure this while approving the plans.

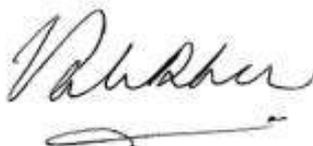
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) 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.
- (iv) "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.
- (v) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vi) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. 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.
- (vii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (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 off to the approved sites for land filling after recovering recyclable material
- (x) Wet garbage should be treated by Vermi composting 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.
- (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 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.
- (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) 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.
- (xvi) 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.



- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xxi) 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.
- (xxii) 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.
- (xxiii) 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).
- (xxiv) Ready mixed concrete must be used in building construction.
- (xxv) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxviii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxix) 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/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxx) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxxi) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxiii) 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.



- (xxxiv) 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.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) 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 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.
- (xxxvii) Diesel power generating sets proposed as source of back up 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.
- (xxxviii) 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.
- (xxxix) 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.
- (xl) 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
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlii) 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.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the 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://ec.maharashtra.gov.in>.

- (I) 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.
 - (ii) 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.
 - (iii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (iv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (v) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
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 Environmental 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 for a period of 5 years.
 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 environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Valsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEIAA, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerla.
2. Shri. Dr. S. Devotta, Chairman, SEAC, T2/302 Sky City, Vanagaram –Ambattur Road, Chennai – 600 095
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi – 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai(Sub - urban)
8. CEO, Slum Rehabilitation Authority, Bandra.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

Minutes of 264th Day – 1 (Part B) meeting of SEIAA held on 08th 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:

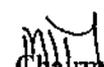
Sr. N	Description	Details	
1	Proposal Number	SIA/MH/MIS/238255/2021	
2	Name of Project	Application for Amendment and Expansion in EC for Residential cum Commercial project with SRA Scheme at village Kolekalyan Santacruz (E), Mumbai by M/s. RIZVI ESTATES & HOTELS PVT. LTD.	
3	Project category	8 (a) category (B2)	
4	Type of Institution	Private.	
5	Project Proponent	Name	Shri. Parvez Vazirali Mukadam
		Regd. Office address	Rizvi House, 1 st 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

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, 7403A/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, 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, 7458/1-17459 & 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 ²					
11	Deductions (sq.m.)	2,272.12 m ²					
12	Net Plot area (sq.m.)	27,736.11 m ²					
13	Ground coverage (m ²) & %	Ground coverage (m ²): 12,795.32 m ² and Ground coverage (%): 43.36%					
14	FSI Area (sq.m.)	57,674.35 m ²					
15	Non-FSI (sq.m.)	31,612.66 m ²					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	89,287.01 m ²					
17	TBUA (m ²) approved by Planning Authority till date	TBUA (FSI + Non-FSI) approved: 76,910.88 m ² (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 ² a total construction area of 58,741.32 m ² (FSI Area: 41,027 m ²).					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per the EC, we have constructed 34,335.79 m ² of area (FSI area: 24,312.36 m ²).					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	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


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Sr. N	Description			Details			
	Bldg. A9	G+7	23.50	Bldg. A9	G+7	23.50	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 nd to 9 th upper floor	29.30	Removal of 1 basement, Addition of Part Podium & 1 habitable floor; Status: B+S+1 floor (pt Podium) +2 nd to 9 th upper floor
	Sale 2	2B+G+8	26.40	Sale 2	Pit+S+1 floor (Pt Podium) +2 nd to 9 th 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 ³)	2,000	Construction and Demolition Waste Management Rules, 2016	
				Demolition Waste (m ³)	2,500		
30	Total Solid Waste Quantities with type 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	


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

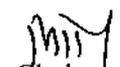
Sr. N	Description	Details		
		STP Sludge (dry)	10.0	STP sludge will be composted
31	R.G. Area in sq.m.	RG required – 2,215.00 m ²		
		RG provided on Mother earth – 2,220.00 m ²		
		RG provided on Podium: 224.00 m ²		
		Total – 2,444.00 m ²		
		Existing trees on plot (prior to development): Nil		
		Number of trees to be planted:		
		a) In RG & Plot Boundary area: 300 Nos.		
		b) In Miyawaki Plantation (with area); 220 Nos. (110 m ²)		
		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 cc		
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).


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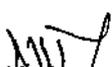

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PP submitted that due to increase in plot area and BUA as per DCPR-2034, they have proposed amendment/expansion in earlier EC. The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

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, 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 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,	survey no. added in proposed expansion
2	Total Plot Area	15,429 m ²	30,008.23 m ²	Increased due to addition of plot
3	Net Plot Area	15,279.04 m ²	27,736.11 m ²	
4	FSI Area	41,027 m ²	57,674.35 m ²	Increase due to addition of plot area
5	Non- FSI Area	17,714.32 m ²	31,612.66 m ²	
6	Total construction area	58,741.32 m ²	89,287.01 m ²	
7	Tenements	Rehab: Flats 449 Nos R/C: 09 Nos. Comm: 60 Nos. PAP: 268 Nos. Amenities: 24 Sale buildings: 18,618.82 m ²	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


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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 nd +9 Floor S2: Pit + S + 1 Floor (Part Podium) + 2 nd + 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 ²	2,444.43 m ² (Required 2,215 m ²)	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


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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+1floor (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 206th meeting for deciding alleged violation and taking necessary action in this case.



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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.


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MAHARASHTRA POLLUTION CONTROL BOARD

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Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

Annexure-4

EIC No: MU-3069-11

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Mumbai/CE/CC- 04

Date: 09/01/2012

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 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

CONSENT is hereby granted to,

M/s. Rizvi Land Developments Pvt.Ltd,

CTS No: 6422, 6422/1-31, 6423, 6423/1-6, 6424-A, 6424-B, 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, 7319/1-3, 7381, 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/1-20, 7408, 7408/1-6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1-11, Village Kolkalyan, Behind kalina Church, Kalina, Santacruz (E), Mumbai.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

- The Consent to Establish is granted for a period up to: Commissioning of the Project or 5 years whichever is earlier.**

For development of land / plot as new construction activities of residential cum commercial project under SRA Scheme named as **M/s. Rizvi Land Developments Pvt.Ltd**, CTS No: 6422, 6422/1-31, 6423, 6423/1-6, 6424-A, 6424-B, 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, 7319/1-3, 7381, 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/1-20, 7408, 7408/1-6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1-11, Village Kolkalyan, Behind kalina Church, Kalina, Santacruz (E), Mumbai on total plot area of **15,429.84 sq.mtrs**, Proposed BUA (As per FSI) of **41,027.16 sq.mtrs** & Total Construction BUA of **58,741.48 sq.mtrs** including utilities of residential cum commercial project under SRA Scheme as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.



2. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of sewage effluent from construction project shall not exceed **466.0 M³**.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.

1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 80% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be discharged to Municipal sewer. In no case, effluent shall find its way to any water body directly/indirectly at any time.

[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr.No	Type of Segregated solid waste	Quantity/ Day)	Treatment	Disposal
1.	Wet Garbage	890	Composting	landfill site
2.	STP Sludge	27		
2.	Dry Garbage	1336		

3. Other Conditions (during Construction Phase):

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.



7. In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
8. The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.
9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e vermi-composting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	...	582.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD



The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

(i) The Applicant may install **2-nos.** of diesel generating sets (**DG Sets**) of capacity **450 KVA & 400 KVA** each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Standards for Emissions of Air Pollutants:

- | | | |
|-------------------------------|---------------|------------------------|
| (i) SPM/TPM | Not to exceed | 150 mg/Nm ³ |
| (ii) SO ₂ (DG Set) | Not to exceed | 30 Kg/day. |

(ii) The following measures shall be taken:

- Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
- Applicant shall achieve following Ambient Air Quality standards.

1.	SPM Not to Exceed (Annual Average)	140	µg/ m ³
	Not to Exceed (24 hours)	200	µg/ m ³
2.	SO ₂ Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	80	µg/ m ³
3.	NO _x Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	80	µg/ m ³
4.	RSPM Not to Exceed (Annual Average)	60	µg/ m ³
	Not to Exceed (24 hours)	100	µg/ m ³

(iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity
1	HSD	142 Ltrs/Hr

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1	DG Sets 450 KVA X 400 KVA	4.5 & 4.0 mtrs each

(v) Conditions for D.G. Set:

- Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
- 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.



3. The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
4. 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.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

(vi) Other Conditions:

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) Conditions for Utilities like Kitchen, Eating Places etc:

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. 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 way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

6. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

- (i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
---------	---------------	----------	-----	----------

The applicant shall not generate any type of Hazardous Waste.



7. The applicant shall certify that the bricks used in construction are manufactured using the ash from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. **The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006.**
16. The applicant shall submit **Bank Guarantee of Rs. 5.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Mumbai within 15-days.
17. The capital investment of the project is **Rs. 75.0 Cr.**



(Handwritten signature)
 9-1
 (Milind Mhaiskar)
 Member Secretary

To,

M/s. Rizvi Land Developments Pvt.Ltd,

CTS No: 6422, 6422/1-31, 6423, 6423/1-6, 6424-A, 6424-B, 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, 7319/1-3, 7381, 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/1-20, 7408, 7408/1-6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1-11, Village Kolkalyan, Behind kalina Church, Kalina, Santacruz (E), Mumbai.

Copy to-

1. Regional Officer, MPCB, Mumbai - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Mumbai-III, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 1,25,100/-	267716	31/10/2011	Vijaya Bank

4. Cess Branch, MPCB, Mumbai.

5. Master file.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
 Fax: 24044532/4024068/4023516
 Website: <http://mpcb.gov.in>
 Email: 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).**

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.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-07-20 16:41:50 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
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.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	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 ³
-------------------------	---------------	------------------------

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

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

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

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.

This certificate is digitally & electronically signed.



597

BRIHANMUMBAI MAHANAGAR PALIKA

No. Dy.ChE / 741R / R/SWD / WS - Dtd

08 MAR 2022

Office Of the
Dy. Chief Engineer (Storm Water Drain)
Western Suburbs, Green Woods C.H.S.
Andheri-Kurla Road, Chakala,
Andheri (East), MUMBAI 400 093.

To,
M/s. Essaer Group, Architects,
B/105-106, Shivam Square,
Koldongri Sahar Road,
Andheri (E), Mumbai-400 069.

Sub :- **Part Completion Certificate** for proposed SRA Scheme (Sale Building No.S1) on plot bearing CTS Nos.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, 7403-A/1 to 47, 7403-B, 7403-D, 7403-D/1 to 20, 7408, 7408/1 to 6, 7437, 7437/1 to 53, 7438, 7438/1 to 7, 7440, 7440/1 to 14, 7441, 7441/1 to 14, 7448, 7448/1 to 17, 7451, 7451/1 to 11, 7395, 7446-A, 7446-A/1 to 6, 7446-B, 7447, 6425-A, 6425-A/1 to 9, 6425-B, 6425-B/1 to 6, 7449, 7449/1 to 4, 7450, 7450/1 to 12, 6421, 6421/1 to 20, 6428 (pt), 7364, 7383, 7383/1 to 3, 7384, 7401, 7401/1 to 16, 7403-A/48, 7404, 7405, 7406, 7407, 7409, 7409/1 to 10, 7412, 7412/1&2, 7413, 7413/1 to 4, 7414, 7428, 7428/1 to 12, 7430, 7430/1 to 9, 7431-A/2 to 10, 7431-B, 7432, 7432/1 to 5, 7433, 7433/1 to 10, 7435, 7436, 7436/1 to 6, 7442 (pt), 7443, 7445, 7445/1 & 2, 7452, 7453, 7453/1 to 6, 7454, 7454/1 to 6, 7455, 7455/1 to 8, 7456, 7456/1 to 13, 7457, 7458, 7458/1 to 11, 7459 & 7459/1 to 29 of village Kolekalyan, Kalina, Santacruz (East), Mumbai.

- Ref :-
- 1) Your letter received in this office on 09.09.2021.
 - 2) SWD remarks u/no.DyChE/458/SW/S dtd.12.3.2018.
 - 3) Part Completion Certificate issued vide letter u/no.DyChE/659/SWD/WS dtd.28.10.2013.
 - 4) Part Completion Certificate issued vide letter u/no.DyChE/303/SWD/WS dtd.22.08.2014
 - 5) Part Completion issued vide letter No.DyChE/719/SWD/WS dtd.14.08.2018.
 - 6) Part Completion issued u/no.DyChE/37/SWD/WS dtd.15.03.2019
 - 7) Revised SWD remarks u/no.DyChE/984D/SWD/WS dtd.23.04.2019
 - 8) Revised SWD remarks u/no.DyChE/297/R/SWD/WS dtd.11.03.2020.

Gentlemen,

The site was inspected by this office staff. The certificate submitted by you for the part storm water drainage arrangement provided on site and as marked on the accompanying plan listed below is hereby accepted

A. Part Completed SWD Work under this certificate :-

f→g→h - Proposed internal S.W.D. to be constructed of size 09.0 mt. width and 0.9 mt. depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point as per specification in 'C'.

<p>7→3 - Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'. Part Completion Certificate issued vide letter u/no.DyChE/659/ SWD/WS dtd.28.10.2013.</p>
<p>5→6 - Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'. 6→7 - Existing Culvert to be cleaned/repaired/maintained and covered as per specification in 'C'. Part Completion Certificate issued vide letter u/no.DyChE/303/ SWD/WS dtd.22.08.2014</p>
<p>D→F', L→K→J→I→H→D, G→2 - Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'. F'→G - Existing Culvert to be cleaned/repaired/maintained and covered as per specification in 'C'. Part Completion issued vide letter No.DyChE/719/SWD/WS dtd.14.08.2018.</p>
<p>a→b→c - Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'. Part Completion Certificate issued vide letter u/no.DyChE/37/SWD /WS dtd.15.05.2019.</p>

Balance Works: (Shown in Red colour)

1	A→B→C→D, A→E→F, P→Q→R, R'→S, 8→Q, P→M→N, N'→O, M→U→V→W→X→Y→Z, p→q→r→b, p→s→m, t→n, t→u→v→o - Proposed internal S.W. drain to be constructed of size 0.45 m. width and 0.45 m. depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point as per specification in 'C'.
2	k→w - Proposed to construct culvert of min. size 1.2 mt. x 1.2 mt. with bottom slope of 1 in 500 towards discharging point and to be covered as per specifications mentioned in "C" and connect the same to Municipal drain.
3	S→e, F→F', R→R', N→N' - Proposed to construct culvert of min. size 0.90 mt. x 0.90 mt. with bottom sope of 1 in 500 towards discharging point and to be covered as per specifications mentioned in 'C' and connect the same to Municipal Drain.
4	e→f, h→i→j→k - Proposed internal S.W.D. to be constructed of size 09.0 mt. width and 0.9 mt. depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point as per specification in 'C'.
5	l→m→n→o→k - Proposed external S.W.D. to be constructed of size 09.0 mt. width and 0.9 mt. depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point as per specification in 'C'.
6	1→2→3→4 - Existing road side drain/culvert to be cleaned, maintained and repaired wherever required.
7	a→l, c→d→e, Z→O→S - Proposed external S.W. drain to be constructed of size 0.9 mt. width and 0.9 mt. depth at final R.L. of 12.00 mt. wide proposed road at starting points and further to be provided with bottom slope of 1:500 towards discharging point as per specification in 'C'.
8	Provide proper slope and drainage arrangement in basement with sump pit of adequate size and pumping arrangement of adequate capacity as designed by licensed Electrical Engineer along with standby unit to pump out the water accumulated, into drain at ground level.
9	To submit certificate from a Licensed Electrical Engineer regarding adequacy of pumping arrangement, provided to drain of storm water of basement.
10	Provide proper slope and drainage arrangement for Podium floor with water entrances and downtake pipes discharging into drain at ground level.
11	Cement / concrete / paved passage all around the building with slope towards drain may be provided as shown in accompanying plan.
12	Provide R.C.C. slab designed for 'AA' class loading over drain at every entry gate with opening of size 0.60 . x 0.90 m. at centre.

13	Provide adequate no. of openings as weep holes in road side compound wall to drain off water from front open space into the drain.
14	At the entrance carriageway/crossings heavy duty RCC slab designed for 'AA' class loading alongwith heavy duty M.H. frame & cover shall be provided.
15	A notarised/registered indemnity bond indemnifying M.C.G.M. and its officer against damages, claims, risk, accident, flooding litigation etc. in respect of the S.W.D. arrangements provided by the developer shall be submitted. Further, the smooth flow of drainage of S.W.D. arrangements for all the times shall be maintained by developer/society and an notarised undertaking to this effect shall also be submitted.
16	The above remarks are given as per your request and without prejudice. The said remarks are likely to be revised subject to contention raised at any instance in future.
17	If there is any amendment /changes in the plan/layout revised remarks will have to be obtained before completion.

—sd—
E.E.(S.W.D.)WS(Z-III)

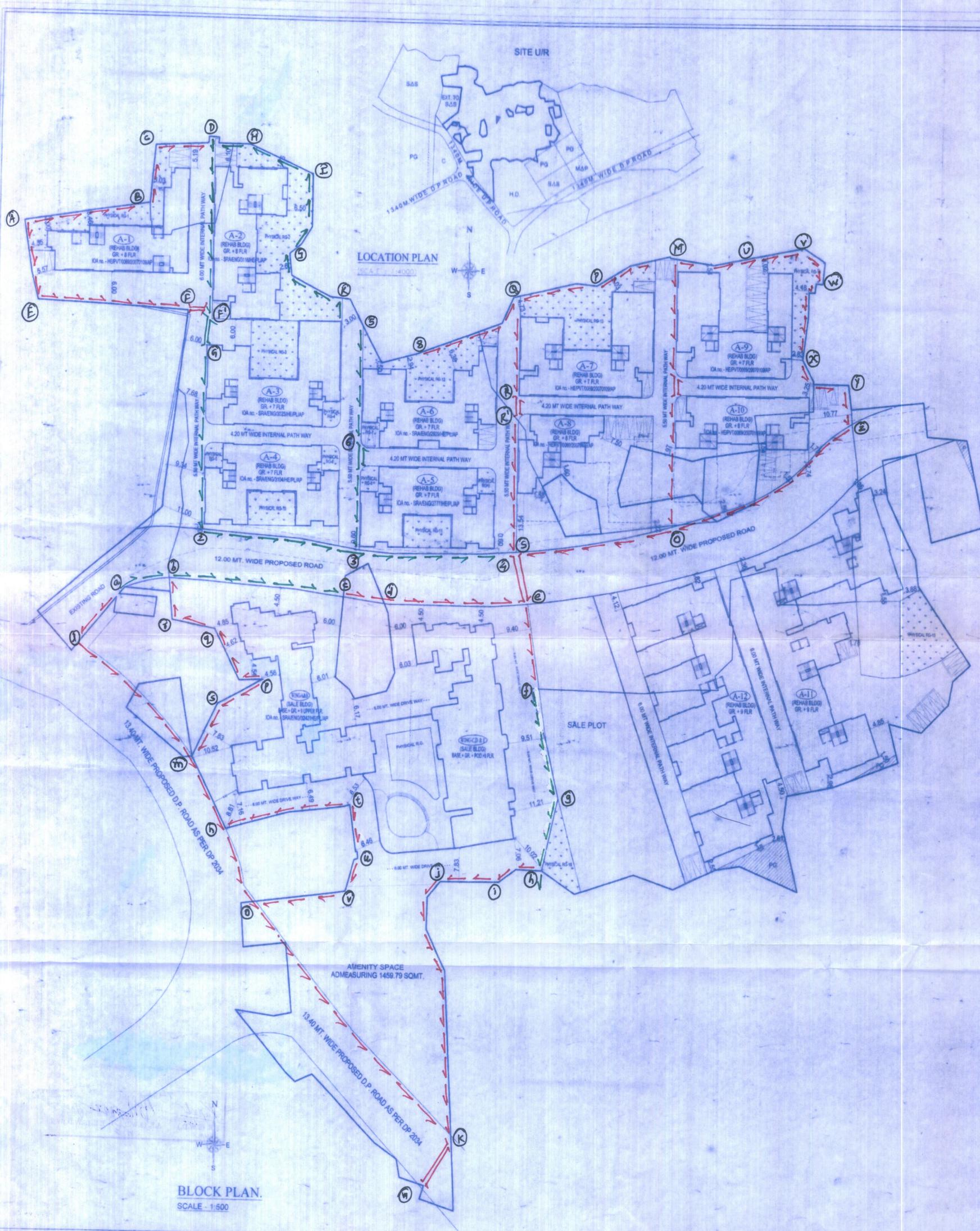
No. DyChE/ /SWD/WS of

Copy to :- E.E.(S.R.A.) H Ward

Ref :- SRA/ENG/2929/HE/PL/AP

Copy forwarded for information please.

[Signature]
8.3.10
E.E.(S.W.D.)WS(Z-III)



BLOCK PLAN.
SCALE - 1:500

CONTENTS OF SHEET

LAYOUT PLAN BLOCK PLAN, LOCATION PLAN

PROFORMA 'B'

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED SR SCHEME ON PLOT BEARING C.T.S. NOS. 6421, 6421/1-20, 6422, 6422/1-31, 6423, 6423/1-6, 6424A, 6424B, 6424B/1-4, 6424C, 6424C/1-3, 6426, 6426/1-17, 6427, 6427/1-16, 6428A, 6428A/1-11, 7364, 7370, 7374, 7375, 7376A, 7376A/1-16, 7377, 7379, 7379/1-3, 7381, 7381/1-16, 7382, 7382/1-3, 7383, 7383/1-3, 7384, 7394, 7394/1-6, 7396, 7396/1-6, 7400, 7401, 7401/1-16, 7402, 7402/1-17, 7403A, 7403A/1-47, 7403A/48, 7403B, 7403D, 7403D/1-20, 7404, 7405, 7406, 7407, 7408, 7408/1-6, 7409, 7409/1-10, 7413, 7413/1-4, 7414, 7428, 7428/1-12, 7430, 7430/1-9, 7431-A (PT.), 7431-A/2-10, 7432, 7432/1-6, 7433, 7433/1-10, 7435, 7436, 7436/1-6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441/1-14, 7442 (PT.), 7443, 7445, 7445/1-2, 7448, 7448/1-17, 7449, 7449/1-4, 7450, 7450/1-12, 7451, 7451/1-11, 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, 6428 (PT.) OF VILLAGE KOLEKALYAN, SANTACRUZ (EAST), MUMBAI.

FOR- NEWKALINA CO. OP. HSG. SOCIETY (LTD.)
MAHATMA PHULE CO. OP. HSG. SOCIETY (LTD.)
SAHYADRI CO. OP. HSG. SOCIETY (LTD.)
GANESH KRUPA CO. OP. HSG. SOCIETY (PROP.)

JOB NO.	DRG. NO.	DATE	SCALE	DRN. BY	CHK. BY
		09/10/20	1:500	PRATHAM	LEENA

NAME OF THE OWNER AND SIGNATURE

M/S RIZVI LAND DEVELOPMENTS PVT.LTD

STAMP AND DATE OF APPROVAL OF PLANS

NAME & SIGNATURE OF ARCHITECTS

AD B/105-106, Shivam Square,
Kondogri, Sahar road,
Andher east, Mumbai 400069.
www.essaargroup.co
022 2684 7722 / 44

MR. LEENA CHURI
[CA/2009/35538]



Sub **Part Completion Certificate** 601 for proposed SRA Scheme (Sale Buildir No.S1) on plot bearing CTS Nos.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, 7403-A/1 to 47, 7403-B, 7403-D, 7403-D/1 to 20, 7408, 7408/1 to 6, 7437, 7437/1 to 53, 7438, 7438/1 to 7, 7440, 7440/1 to 14, 7441, 7441/1 to 14, 7448, 7448/1 to 17, 7451, 7451/1 to 11, 7395, 7446-A, 7446-A/1 to 6, 7446-B, 7447, 6425-A, 6425-A/1 to 9, 6425-B, 6425-B/1 to 6, 7449, 7449/1 to 4, 7450, 7450/1 to 12, 6421, 6421/1 to 20, 6428 (pt), 7364, 7383, 7383/1 to 3, 7384, 7401, 7401/1 to 16, 7403-A/48, 7404, 7405, 7406, 7407, 7409, 7409/1 to 10, 7412, 7412/1&2, 7413, 7413/1 to 4, 7414, 7428, 7428/1 to 12, 7430, 7430/1 to 9, 7431-A/2 to 10, 7431-B, 7432, 7432/1 to 5, 7433, 7433/1 to 10, 7435, 7436, 7436/1 to 6, 7442 (pt), 7443, 7445, 7445/1 & 2, 7452, 7453, 7453/1 to 6, 7454, 7454/1 to 6, 7455, 7455/1 to 8, 7456, 7456/1 to 13, 7457, 7458, 7458/1 to 11, 7459 & 7459/1 to 29 of village Kolekalyan, Kalina, Santacruz (East), Mumbai.

A. Part Completed SWD Work under this certificate :-

f→g→h - Proposed internal S.W.D. to be constructed of size 09.0 mt. width and 0.9 mt. depth at starting points and further to be provided with bottom slope of 1 in 500 towards discharging point as per specification in 'C'.
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Part Completion Certificate issued vide letter u/no.DyChE/303/ SWD/WS dtd.22.08.2014
D→F', L→K→J→I→H→D, G→2 - Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'.
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Part Completion issued vide letter No.DyChE/719/SWD/WS dtd.14.08.2018.
a→b→c - Existing S.W.D. to be cleaned/repaired/maintained and covered as per specification in 'C'.
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9	To submit certificate from a Licensed Electrical Engineer regarding adequacy of pumping arrangement, provided to drain of storm water of basement.
10	Provide proper slope and drainage arrangement for Podium floor with water entrances and downtake pipes discharging into drain at ground level.
11	Cement / concrete / paved passage all around the building with slope towards drain may be provided as shown in accompanying plan.
12	Provide R.C.C. slab designed for 'AA' class loading over drain at every entry gate with opening of size 0.60 . x 0.90 m. at centre.
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14	At the entrance carriageway/crossings heavy duty RCC slab designed for 'AA' class loading alongwith heavy duty M.H. frame & cover shall be provided.
15	A notarised/registered indemnity bond indemnifying M.C.G.M. and its officer against damages, claims, risk, accident, flooding litigation etc. in respect of the S.W.D. arrangements provided by the developer shall be submitted. Further, the smooth flow of drainage of S.W.D. arrangements for all the times shall be maintained by developer/society and an notarised undertaking to this effect shall also be submitted.
16	The above remarks are given as per your request and without prejudice. The said remarks are likely to be revised subject to contention raised at any instance in future.
17	If there is any amendment /changes in the plan/layout revised remarks will have to be obtained before completion.

MUNICIPAL CORPORATION OF GREATER MUMBAI
ISSUED SUBJECT TO THE CONDITIONED MENTIONED
IN THE ACCOMPANYING REMARKS SHEET UNDER
No. DY. C.H.E. 7412 S.W.D. (W.S.): Dt. 10 8 MAR 2022
S.E. (S.W.D.) HIR A.E. (S.W.D.) HIR E.E. (S.W.D.) W.S.
HIR

MAHARASHTRA POLLUTION CONTROL BOARD		
Phone :	(022)- 25505928	 Kalpataru Point, 1 st floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022
Fax :	(022)- 25505926	
Email :	romumbai@mpcb.gov.in	
Visit At :	http://mpcb.gov.in	

"Your Service is our Duty"

No: MPCB/ROM/PD/TB - 2308290003

Date: 29/08/2023

To,
 M/s. Rizvi Estates and Hotels Pvt Ltd,
 Village Loekalyan, Behind Kalina Charch,
 Kalina, Santacruz East Mumbai
 400098

Sub: Proposed directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 31A of the Air (Prevention & Control of Pollution) Act, 1981

Ref: 1. NGT order dtd. 10/05/2023 in respect of Original Application No. 144/2017 (WZ), M.A. No. 270/2017 (WZ)
 2. Board official visited 03/08/2023
 3. Legal Proposal submitted by SRO M-II on 10/08/2023
 4. MPCB-LEGAL_ACTIONS-100823003 approved on 28/08/2023

WHEREAS, the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 are applicable to the State of Maharashtra as declared in official gazette.

AND WHEREAS, it is obligatory on your part to obtain prior environmental clearance from Competent Authority as per provisions laid down under EIA notification 2006 & related amendments made therein.

AND WHEREAS, it is obligatory on your part to obtain Consent from the M. P. C. Board. AND, it is also obligatory on your part to provide adequate Water & Air pollution control arrangements so as achieve the prescribed standards under the Environment Act & Rules and not to cause nuisance of pollution in the surrounding area.

AND WHEREAS, Board officials visited your site on 03/08/2023 at M/s. Rizvi Estates and Hotels Pvt Ltd, Village Loekalyan, Behind Kalina Charch, Kalina, Santacruz East Mumbai 400098 & reported as under

1. You have installed Organic waste convertor at Rehab building found in non-operating & idle condition.
2. You have provided STP for Rehab building found in idle condition. Housekeeping nearby STP found in bad shape. Storm water drains of Rehab buildings found in choked condition.
3. You have not provided D.G. sets as per EC conditions and not set up separate Environment management cell

AND WHEREAS, this shows your clear-cut violation & negligent attitude towards compliance of provision of environmental enactments.

NOW THEREFORE, in exercise of the power confirmed by the Board upon me u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 & u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981 following proposed direction are issued against your unit as to –

- 1) Why your existing activity shall not be stopped henceforth?**
- 2) Why legal action shall not be initiated against your activity.**

Your reply shall reach this office from the receipt of these directions within a period of 7 days, failing which, appropriate action will be initiated against you, which please note.

**For and on behalf of
Maharashtra Pollution Control Board**


(S. R. Bhosale)
Regional Officer, Mumbai

Copy submitted to:-

- 1. Regional Officer (BMW), MPC Board, Sion, Mumbai – for information.**

Copy to:

- 1) Sub Regional Officer, MPC Board, Mumbai -III
- He is directed to serve copy of direction to industry, take necessary follow-up towards compliance of the direction and submit Action taken report.**
- 2) Master File.**

**RIZVI ESTATES & HOTELS PVT. LTD.**

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

Date: 5 September, 2023

To,
Shri. S.R. Bhosale,
Regional Officer, Maharashtra Pollution Control Board,
Kalpataru Point,
Opp. PVR Theater,
Mumbai, Maharashtra-400022.

Subject: Reply to Show Cause Notice for proposed directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 31 A of the Air (Prevention & Control of Pollution) Act, 1981.

Ref No.:

1. NGT order dtd. 10/05/2023 in respect of Original Application No. 144/2017 (WZ), M.A. No. 270/2017 (WZ).
2. Board official visited 03/08/2023.
3. Legal Proposal submitted by SRO M-II on 10/08/2023.
4. MPCB legal actions – 100823003 approved on 28/08/2023.

Respected Sir/Madam,

This is regarding Board officials visited our site Residential cum Commercial Project with S.R. Scheme) at CTS No. Plot Bearing CTS No.6422, 6422/1-31, 6423, 6423/1 -6, 6424-A, 6424-B, 6424-B/1-4, 6424-C, 6424-C/1-3, 6426, 6426/1-17, 6427, 6427/1-16, 6429A, 6429A/I-11, 7370, 7374, 7375, 7376A, 7376A/1-16, 7377, 7379, 7379/1-3. 7381, 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/1-20, 7408, 7408/1-6, 7437, 7437/1-53, 7438, 7438/1-7, 7440, 7440/1-14, 7441, 7441/1-14, 7448, 7448/1-17, 7451, 7451/1-11 at Village Kolekalyan, Behind Kalina Church, Kalina, Santacruz East, Mumbai by M/s. Rizvi Estates & Hotels Pvt. Ltd. on 03/08/2023.

We are herewith submitting reply to Show Cause Notice *vide* letter No.MPCB/ROM/PD/TB Dated: 29.08.2023 (**Enclosure 1**) for above mentioned proposal:

Sr. No.	Points	Observation & Remark
a.	You have installed Organic waste converter at Rehab Building found in non-operating and idle condition.	<p>The Organic waste converter has been repaired and it is in operating condition. Photographs is enclosed for your reference. Enclosure 2.</p> <p>Remark: The residents of Rehab Buildings obstruct the working of Organic Waste Converter by stopping the staff and abusing and threatening them from working of the OWC, which we have installed in the property as per MOEF guidelines. The complain has been filed to SEIAA, Vakola Police Station and SRO Mumbai – II.</p>
b.	You have provided STP for Rehab Building found in idle condition. Housekeeping nearby STP found in bad shape, Storm water drains of Rehab Buildings found in choked condition.	<p>STP for Rehab Building has been repaired and it is in operating condition on daily basis by a operator. Surrounding area of nearby STP has also been cleaned. Storm Water Drains is also cleaned and not in choked condition anymore. Photographs is enclosed for your reference. Enclosure 3.</p> <p>Remark: The residents of Rehab Buildings complain of noise and smell and they also keep their personal furniture and other articles in front of STP to obstruct the workers and staff from functioning and maintaining of the STP Plant. They also throw rubbish and dump their household articles in the Storm Water Drains to choke the line and in the STP Plant room to damage the machineries and near the trees, which is planted in the building premises.</p> <p>The complaint letter has been filed to SEIAA, Vakola Police Station</p>

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

		and SRO Mumbai – II and also enclosed for your reference. Enclosure 4.
c.	You have not provided D.G. sets as per EC conditions and not set up separate Environment management cell.	Due to space constraint DG set is not installed on site but alternative source of power is provide on temporary basis. And once project gets completed DG sets will be installed for each and every building. And also the formation of separate Environment management cell is aslo in process.

We, therefore, request you to consider our submission and not to initiate any legal action as envisaged in the show-cause notice as we have faithfully complied with the requirements and completed the project as per MOEF guidelines.

Thanking you,

Yours Faithfully,
For, M/S. RIZVI ESTATES & HOTELS PVT. LTD.

Authorized Signatory



List of Enclosures:

1. Show Cause Notice *vide* letter No.MPCB/ROM/PD/TB Dated: 29.08.2023
2. Photographs of OWC
3. Photographs of STP
4. Letter submitted to SEIAA, Vakola Police Station and S.R.O. Mumbai – II dated 5th August 2023.
5. Society handover (Rehab Building A-2, A-3, A-4 ,A-5 and A-6) letter dated 1st August 2023.

ENCLOSURE 1

MAHARASHTRA POLLUTION CONTROL BOARD		
Phone :	(022)- 25505928	
Fax :	(022)- 25505926	
Email :	romumbai@mpcb.gov.in	
Visit At :	http://mpcb.gov.in	
		Kalpataru Point, 1 st floor, Sion-
		Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022

"Your Service is our Duty"

No: MPCB/ROM/PD/TB - 2308290003

Date: 29 /08/2023

To,
M/s. Rizvi Estates and Hotels Pvt Ltd,
Village Loekalyan, Behind Kalina Charch,
Kalina, Santacruz East Mumbai
400098

Sub: Proposed directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 31A of the Air (Prevention & Control of Pollution) Act, 1981

Ref: 1. NGT order dtd. 10/05/2023 in respect of Original Application No. 144/2017 (WZ), M.A. No. 270/2017 (WZ)
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WHEREAS, the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 are applicable to the State of Maharashtra as declared in official gazette.

AND WHEREAS, it is obligatory on your part to obtain prior environmental clearance from Competent Authority as per provisions laid down under EIA notification 2006 & related amendments made therein.

AND WHEREAS, it is obligatory on your part to obtain Consent from the M. P. C. Board. AND, it is also obligatory on your part to provide adequate Water & Air pollution control arrangements so as achieve the prescribed standards under the Environment Act & Rules and not to cause nuisance of pollution in the surrounding area.

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Your reply shall reach this office from the receipt of these directions within a period of 7 days, failing which, appropriate action will be initiated against you, which please note.

For and on behalf of
Maharashtra Pollution Control Board



(S. R. Bhosale)
Regional Officer, Mumbai

Copy submitted to:-

1. Regional Officer (BMW), MPC Board, Sion, Mumbai – for information.

Copy to:

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- He is directed to serve copy of direction to industry, take necessary follow-up towards compliance of the direction and submit Action taken report.
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ENCLOSURE 2

611



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078744°

Long 72.87024°

29/08/23 03:54 PM GMT +05:30



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078744°

Long 72.87024°

29/08/23 03:54 PM GMT +05:30





GPS Map Camera

Mumbai, Maharashtra, India

201, Kolivery Village, Kunchi Kurve Nagar, Kalina, Kurla, Mumbai, Maharashtra

400029, India

Lat 19.078046°

Long 72.869959°

29/08/23 03:53 PM GMT +05:30



Google



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

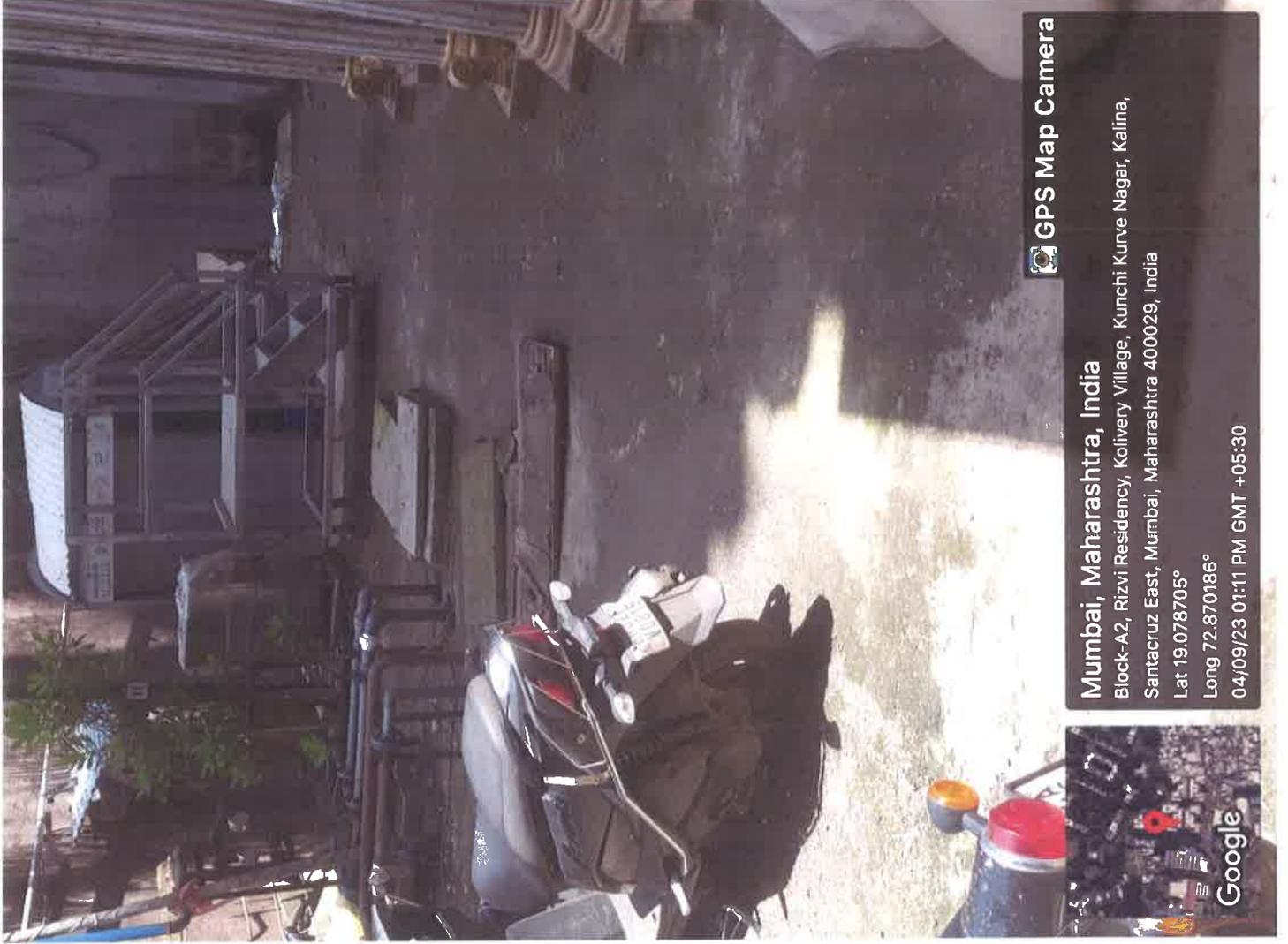
Lat 19.078744°

Long 72.87024°

29/08/23 03:54 PM GMT +05:30



Google



Mumbai, Maharashtra, India

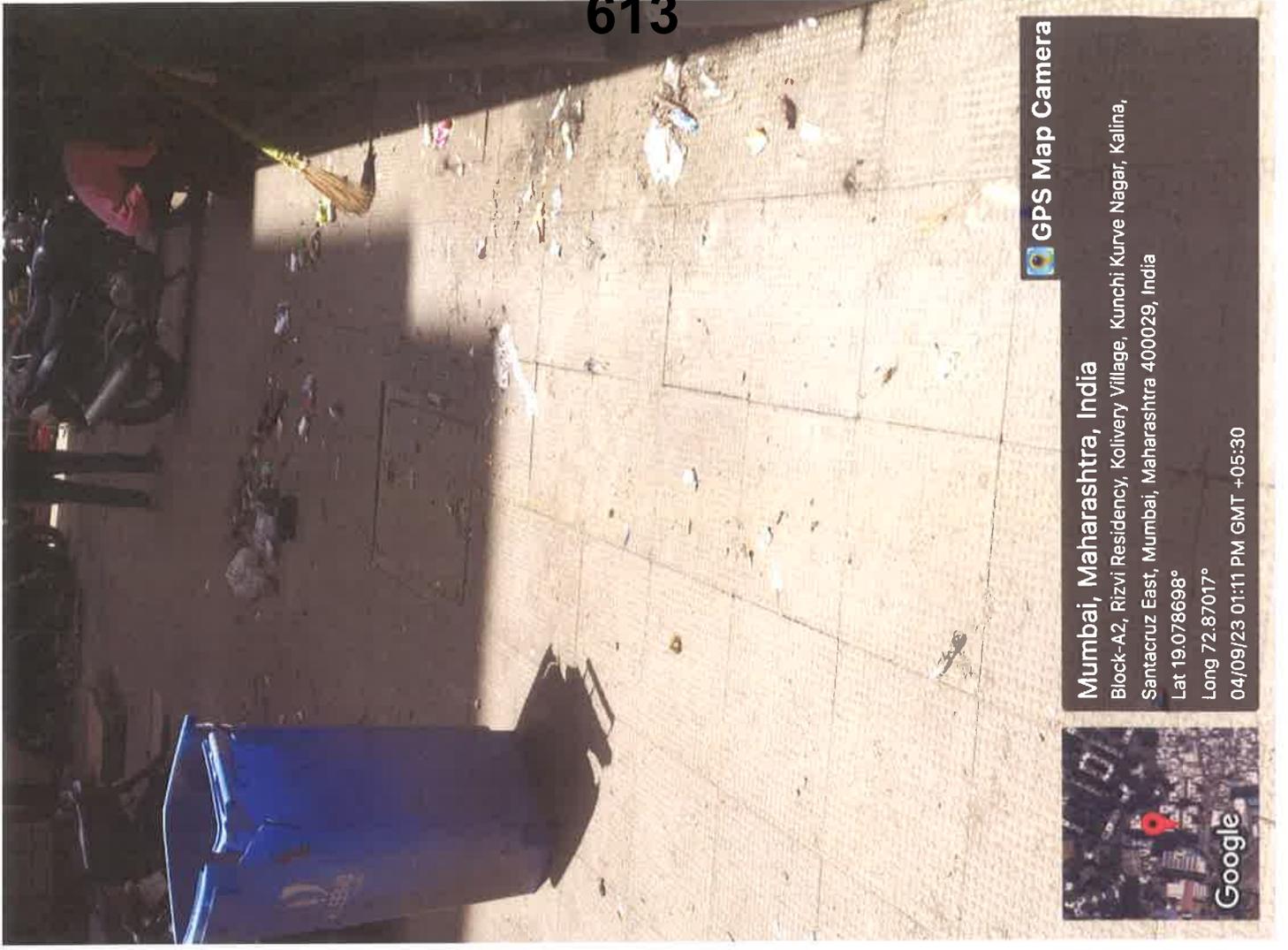
Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078705°

Long 72.870186°

04/09/23 01:11 PM GMT +05:30



Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078698°

Long 72.87017°

04/09/23 01:11 PM GMT +05:30



ENCLOSURE 3

615



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kollivry Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078706°

Long 72.870171°

04/09/23 01:11 PM GMT +05:30



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kollivry Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078736°

Long 72.870193°

04/09/23 01:10 PM GMT +05:30





GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kollivry Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078728°

Long 72.87019°

04/09/23 01:10 PM GMT +05:30



Google



GPS Map Camera

Mumbai, Maharashtra, India

kalina village, 3VHC-C3C, behind kalina church, Kollivry Village, Kunchi Kurve

Nagar, Kalina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078665°

Long 72.870192°

04/09/23 01:10 PM GMT +05:30



Google

617



GPS Map Camera

Mumbai, Maharashtra, India

201, Kolivery Village, Kunchi Kurve Nagar, Kalina, Kurla, Mumbai, Maharashtra

400029, India

Lat 19.078046°

Long 72.869959°

29/08/23 03:53 PM GMT +05:30



GPS Map Camera

Mumbai, Maharashtra, India

201, Kolivery Village, Kunchi Kurve Nagar, Kalina, Kurla, Mumbai, Maharashtra

400029, India

Lat 19.078046°

Long 72.869959°

29/08/23 03:53 PM GMT +05:30



618



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kollivry Village, Kunchi Kurve Nagar, Kalina,

Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078744°

Long 72.87024°

29/08/23 03:54 PM GMT +05:30



Google

ENCLOSURE 4

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

August 5, 2023

To,
**State Environmental Impact
Assessment Authority (SEIAA)**
Environmental Department,
Mantralaya,
Mumbai – 400 032.

Sub: Harassment and wrong complaints by occupants of Buildings No. A-2, A-3, A-4 & A-6 constructed on 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, 7403-A/1 to 47, 7403-B, 7403-D, 7403-D/1 to 20, 7408, 7408/1 to 6, 7437, 7437/1 to 53, 7438, 7438/1 to 7, 7440, 7440/1 to 14, 7441, 7441/1 to 14, 7448, 7448/1 to 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, 7431-B, 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 Kole-Kalyan, Kalina, Santacruz (East), Mumbai situated at Shastri Nagar, Kalina, Santacruz (East) (adjacent to Our Lady of Egypt Church).

Sir,

Following persons, who are residing in above said buildings are harassing developer, M/s. Rizvi Estates & Hotels Pvt. Ltd., and

Arun
718123

राज्य वित्त विभाग (सा.श.भ.)

पर्यावरण व वातावरणोपयोग बरकत विभाग
मंत्रालय, मुंबई ४०० ०३२

lodging false complaints to various authorities ignoring their own wrong actions.

A-2 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Popat Daulat Shelke	First	113

A-3 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Paul Almeida	First	114
2.	Surekha Ravindra Kharat	Fifth	502
3.	Anil Laxman Bhalerao	Sixth	601

A-4 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Umarshad Khan	First	110

A-6 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Sanjay Singh (Jhulan Singh)	Ground	G-1
2.	Baliram Dharmraj Kanojiya	Ground	G-3
3.	Sucorricae Cosma Pinto (Sarrun)	Ground	G-4

The above said persons obstruct the working of Sewage Treatment Plant (STP) and Organic Waste Composter (OWC) by stopping the staff of the said company, abusing and threatening them from working of the STP and OWC, which we have installed in the said property as per MOEF guidelines. They complain of noise and smell. They also keep their personal furniture and other articles in front of STP to obstruct the workers and staff from functioning and maintaining of the STP and OWC plant. They also throw rubbish and dump their

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

household articles and garbage in the Storm Water Drainage to choke the line and in the STP Plant room to damage the machineries, and near the trees, which is planted in the building premises. They also instigate other occupants of these buildings, use abusive language, and threaten to the staff, who are working for functioning of STP and OWC. Above said persons with some of their close associates and neighbours gather in such large numbers that the staff get frighten to start working of the STP and OWC and prevent the occupants to stop throwing rubbish and dump old furniture and articles.

You are, therefore, requested to take note of the above said complaint of ours and take necessary action as per law.

Thanking you,

Yours faithfully,
For M/s. Rizvi Estates & Hotels Pvt. Ltd.,


(A.H. Rizvi)
Director






RIZVI ESTATES & HOTELS PVT. LTD.

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

August 5, 2023

To,
The Senior Inspector,
Vakola Police Station,
Santacruz (East),
Mumbai.

for information purpose

Sub: Harassment and wrong complaints by occupants of Buildings No. A-2, A-3, A-4 & A-6 constructed on 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, 7403-A/1 to 47, 7403-B, 7403-D, 7403-D/1 to 20, 7408, 7408/1 to 6, 7437, 7437/1 to 53, 7438, 7438/1 to 7, 7440, 7440/1 to 14, 7441, 7441/1 to 14, 7448, 7448/1 to 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, 7431-B, 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 Kole-Kalyan, Kalina, Santacruz (East), Mumbai situated at Shastri Nagar, Kalina, Santacruz (East) (adjacent to Our Lady of Egypt Church).

Sir,

Following persons, who are residing in above said buildings are harassing developer, M/s. Rizvi Estates & Hotels Pvt. Ltd., and

स्विकारले
Wichalkar
08/08/23

पो. ह. लेख

वाच. पोल. से,
सांताक्रुझ (पूर्व), मुंबई-५५.

lodging false complaints to various authorities ignoring their own wrong actions.

A-2 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Popat Daulat Shelke	First	113

A-3 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Paul Almeida	First	114
2.	Surekha Ravindra Kharat	Fifth	502
3.	Anil Laxman Bhalerao	Sixth	601

A-4 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Umarshad Khan	First	110

A-6 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Sanjay Singh (Jhulan Singh)	Ground	G-1
2.	Baliram Dharmraj Kanojiya	Ground	G-3
3.	Sucorricae Cosma Pinto (Sarrun)	Ground	G-4

The above said persons obstruct the working of Sewage Treatment Plant (STP) and Organic Waste Composter (OWC) by stopping the staff of the said company, abusing and threatening them from working of the STP and OWC, which we have installed in the said property as per MOEF guidelines. They complain of noise and smell. They also keep their personal furniture and other articles in front of STP to obstruct the workers and staff from functioning and maintaining of the STP and OWC plant. They also throw rubbish and dump their



RIZVI ESTATES & HOTELS PVT. LTD.

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

household articles and garbage in the Storm Water Drainage to choke the line and in the STP Plant room to damage the machineries, and near the trees, which is planted in the building premises. They also instigate other occupants of these buildings, use abusive language, and threaten to the staff, who are working for functioning of STP and OWC. Above said persons with some of their close associates and neighbours gather in such large numbers that the staff get frighten to start working of the STP and OWC and prevent the occupants to stop throwing rubbish and dump old furniture and articles.

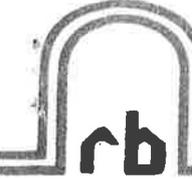
You are, therefore, requested to take note of the above said complaint of ours and take necessary action as per law.

Thanking you,

Yours faithfully,
For M/s. Rizvi Estates & Hotels Pvt. Ltd.,


(A.H. Rizvi)
Director




RIZVI ESTATES & HOTELS PVT. LTD.

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

August 5, 2023

To,
S.R.O. Mumbai - II
Maharashtra Pollution Control Board
Kalpatru Point, 1st floor,
Opp. PVR Theatre,
Sion (East),
Mumbai - 400 022.

Sub: Harassment and wrong complaints by occupants of Buildings No. A-2, A-3, A-4 & A-6 constructed on 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, 7403-A/1 to 47, 7403-B, 7403-D, 7403-D/1 to 20, 7408, 7408/1 to 6, 7437, 7437/1 to 53, 7438, 7438/1 to 7, 7440, 7440/1 to 14, 7441, 7441/1 to 14, 7448, 7448/1 to 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, 7431-B, 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 Kole-Kalyan, Kalina, Santacruz (East), Mumbai situated at Shastri Nagar, Kalina, Santacruz (East) (adjacent to Our Lady of Egypt Church).

Sir,

Ashirwad
07/08/2023
Maharashtra Pollution Control Board
Regional Office, Mumbai
Kalpataru Point, 1st Floor,
Sion Circle, in Front of Cine Planet Theater,
Shiv (East), Mumbai - 400 022.

Following persons, who are residing in above said buildings are harassing developer, M/s. Rizvi Estates & Hotels Pvt. Ltd., and lodging false complaints to various authorities ignoring their own wrong actions.

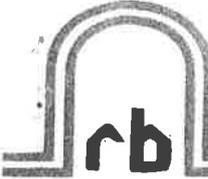
A-2 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Popat Daulat Shelke	First	113

A-3 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Paul Almeida	First	114
2.	Surekha Ravindra Kharat	Fifth	502
3.	Anil Laxman Bhalerao	Sixth	601

A-4 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Umarshad Khan	First	110

A-6 Building			
Sr. No.	Name of Occupant	Floor	Flat No.
1.	Sanjay Singh (Jhulan Singh)	Ground	G-1
2.	Baliram Dharmraj Kanojiya	Ground	G-3
3.	Sucorricae Cosma Pinto (Sarrun)	Ground	G-4

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**RIZVI ESTATES & HOTELS PVT. LTD.**

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

obstruct the workers and staff from functioning and maintaining of the STP and OWC plant. They also throw rubbish and dump their household articles and garbage in the Storm Water Drainage to choke the line and in the STP Plant room to damage the machineries, and near the trees, which is planted in the building premises. They also instigate other occupants of these buildings, use abusive language, and threaten to the staff, who are working for functioning of STP and OWC. Above said persons with some of their close associates and neighbours gather in such large numbers that the staff get frighten to start working of the STP and OWC and prevent the occupants to stop throwing rubbish and dump old furniture and articles.

You are, therefore, requested to take note of the above said complaint of ours and take necessary action as per law.

Thanking you,

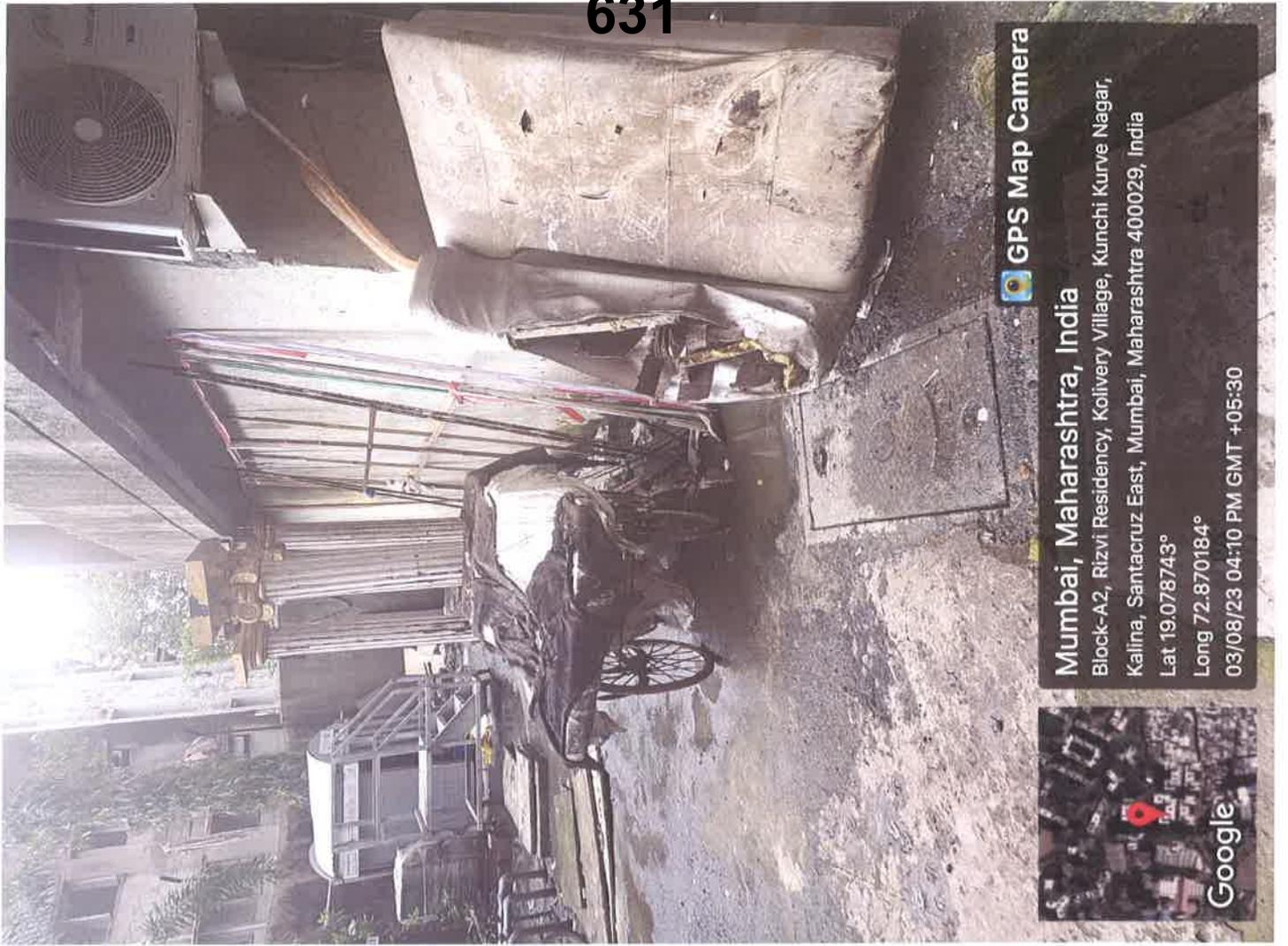
Yours faithfully,
For M/s. Rizvi Estates & Hotels Pvt. Ltd.,


(A.H. Rizvi)
Director



630





GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar,

Kallina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078743°

Long 72.870184°

03/08/23 04:10 PM GMT +05:30



GPS Map Camera

Mumbai, Maharashtra, India

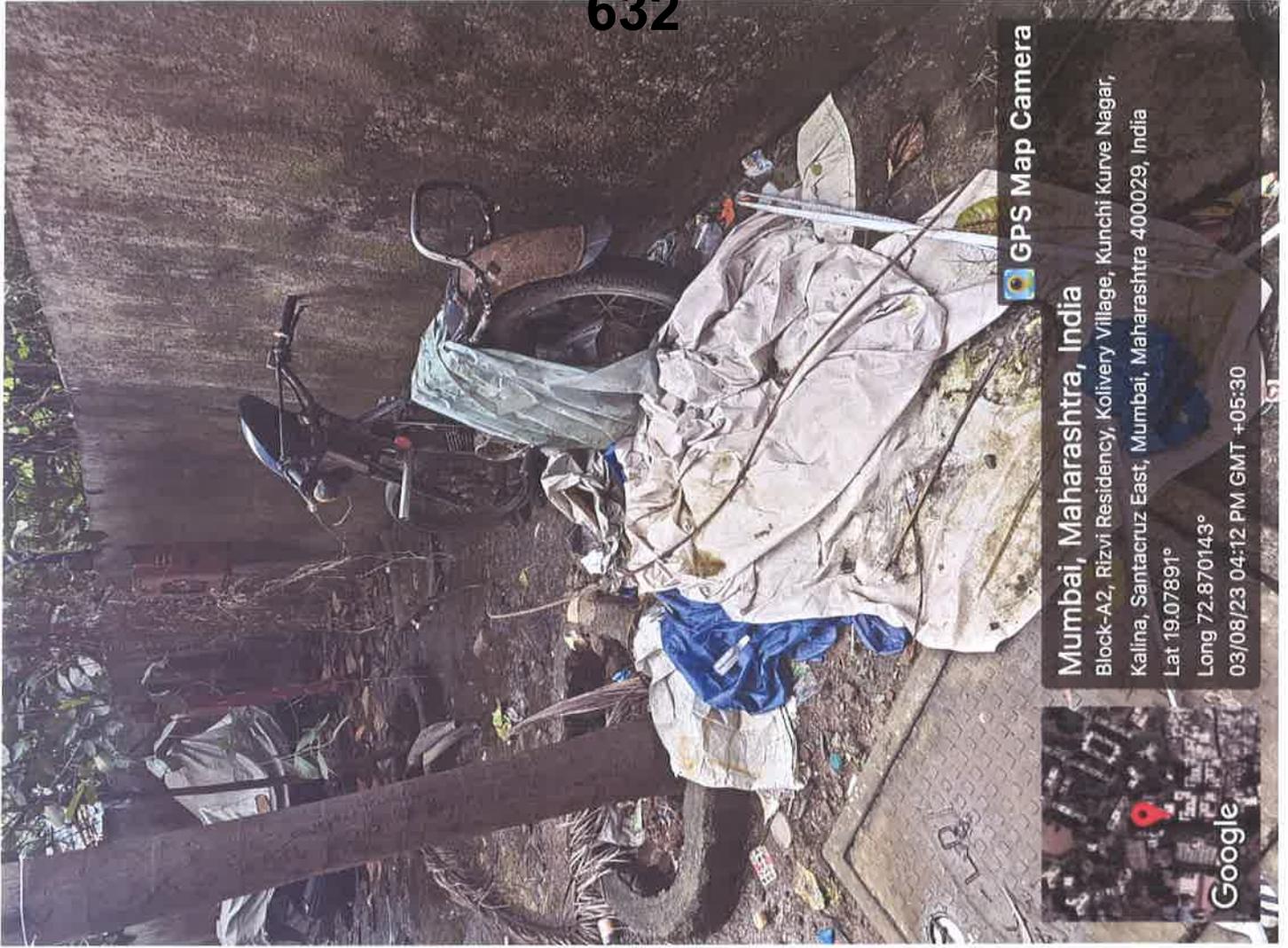
Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar, Kallina,
Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078743°

Long 72.870184°

03/08/23 04:10 PM GMT +05:30





GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar,

Kalina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.07891°

Long 72.870143°

03/08/23 04:12 PM GMT +05:30



GPS Map Camera

Mumbai, Maharashtra, India

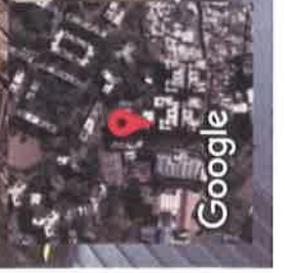
Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar,

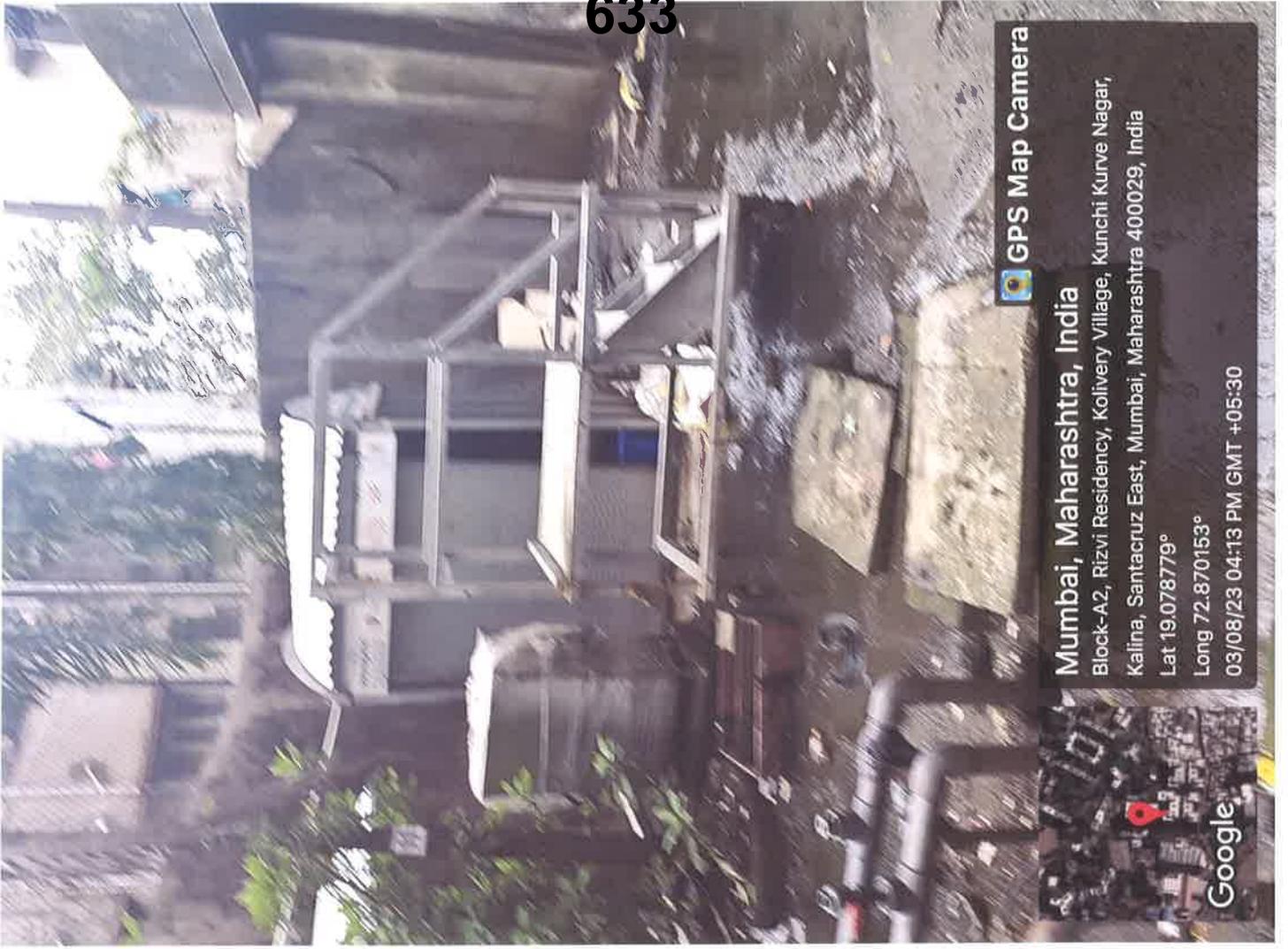
Kalina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078888°

Long 72.870142°

03/08/23 04:12 PM GMT +05:30





GPS Map Camera

Mumbai, Maharashtra, India

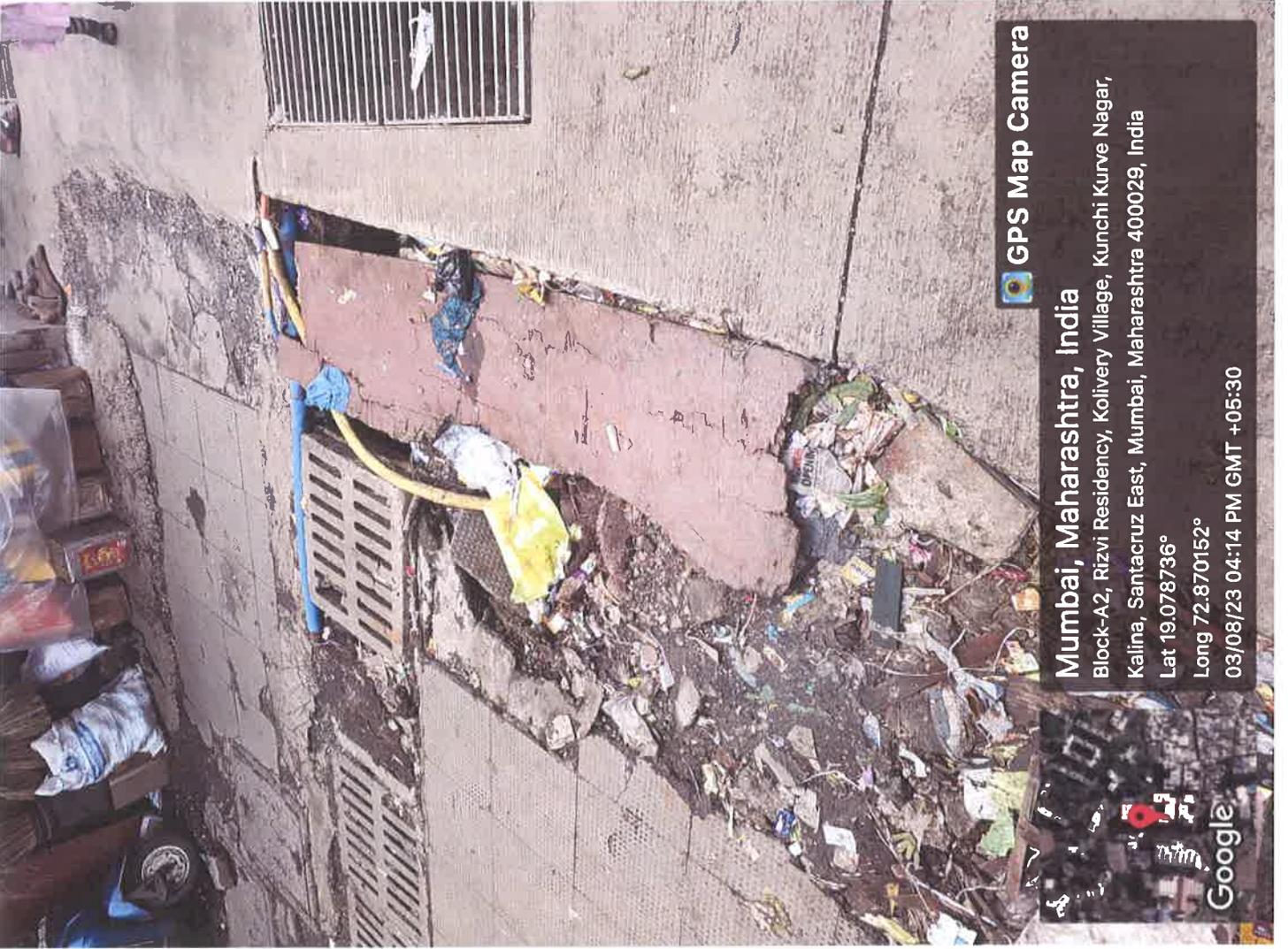
Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar,

Kalina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078779°

Long 72.870153°

03/08/23 04:13 PM GMT +05:30



GPS Map Camera

Mumbai, Maharashtra, India

Block-A2, Rizvi Residency, Kolivery Village, Kunchi Kurve Nagar,

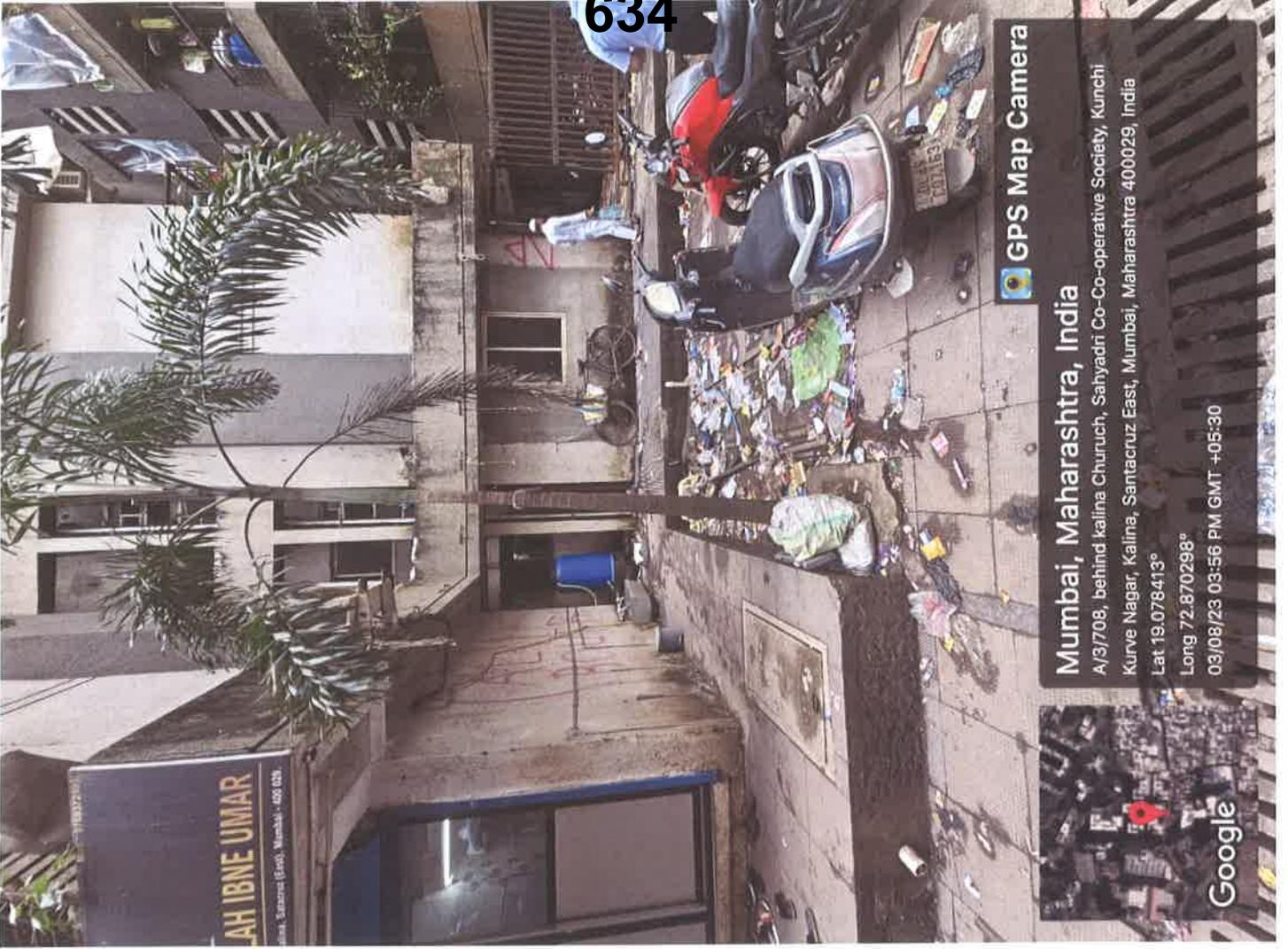
Kalina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078736°

Long 72.870152°

03/08/23 04:14 PM GMT +05:30





SAHIB IBNE UMAR
Khalina, Santacruz East, Mumbai - 400 029

GPS Map Camera

Mumbai, Maharashtra, India

A/3/708, behind kalina Churuch, Sahyadri Co-Co-operative Society, Kunchi

Kurve Nagar, Kalina, Santacruz East, Mumbai, Maharashtra 400029, India

Lat 19.078413°

Long 72.870298°

03/08/23 03:56 PM GMT +05:30



Google

ENCLOSURE 5

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

Date: 1 August, 2023

To,
The President/Secretary
Ad-hoc Committee
Building No. A-2
Behind Kalina Church, Kalina,
Santacruz East, Mumbai – 400 029

BY REGISTERED A.D.

Subject: Handover of Building No. A-2 to Ad-hoc Committee.

Dear President / Secretary,

On behalf of Rizvi Estates & Hotels Pvt. Ltd., I am writing to officially notify you of the completion of Building No. A-2 and our intention to hand it over to Ad-hoc Committee.

We are delighted to inform you that the construction of Building No. A-2 has been successfully finished within the scheduled timeframe. The entire project has been executed in compliance with the highest industry standards, ensuring quality and safety. We are confident that Building No. A-2 will be a valuable asset to Ad-hoc Committee.

To facilitate the smooth transition of ownership, we kindly request your cooperation in initiating the necessary procedures for the handover process. Please find attached the relevant documents that include:

1. Completion certificate: This document certifies that the construction of Building No. A-2 has been completed in

accordance with the approved plans, regulations and applicable codes.

2. Occupancy certificate: This certificate confirms that the building meets the required safety standards and is ready for occupation.

That as per earlier correspondence we have already handed over all the administrative work to the Ad-hoc Committee and thereafter all the charges and bills invoices have been paid by the Ad-hoc Committee.

Furthermore, you are requested to meet us within 7 days of this letter so that we can co-operate and guide the Ad-hoc Committee / members for formation of Society, so that a Co-operative Society be formed and run as per the MCS Act, 1960. This will assist the managing committee in efficiently managing the property and addressing any day to day workings.

Thank you for your attention, and we look forward to conduct a meeting with you for a successful completion of the handover process.

Yours sincerely,
For Rizvi Estates and Hotels Pvt. Ltd.


(A.H. Rizvi)
Director

भारतीय टपाल विभाग
भारतीय डाक विभाग
DEPARTMENT OF POSTS INDIA

आर. पी. 54
R.P-54

पोहोच पावती / प्राप्त स्विकृति / ACKNOWLEDGEMENT

रजिस्ट्री-पत्र / पार्सल प्राप्त हुआ / नोंदणीकृत पत्र / पार्सल मिळाले
Received Registered Letter/Parcel/

क्रमांक / No.	तारीख / Dated	का / of / चे
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* विमा मूल्य रुपये
* नोम का मूल्य रुपयां में
* Insured for Rupees

वेणान्याचे नाव
म्हें यादी
Addressed to

**Building No. A-2 Behind
Kalina Church, Kalina
Santacruz (E) M-29**

को / on
दिनांक 01/08/2023 रोजी मिळाले.

स्वाक्षरी आणि नाव / हस्ताक्षर और नाम /
Signature and Name

वितरण टपाल कार्यालयाचा तारीख छाप
वितरण उद्विग्नरी की तारीख - नोंद
Date stamp of office of delivery

L8 XV/RR-54 (Ad Cards) 1 Lakh Pads/11-12/AMPSSL
* अनारक्षक भाग छाडवा
* अनारक्षक भाग को काट दिया जाए
* Strike out if not relevant

भारतीय डाक

RM055736421 IN IVR:8277055736421

RL DADAR H.O <400014>

Counter No:3,01/08/2023,17:56

To:THE PRESIDENT,AD HOC COMMITTEE

PIN:400029, Santacruz P and T Colony S.O

From:RIZVI ESTAT,RIZVI HOUSE 1ST

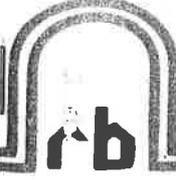
Wt:25gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666869> <Wear Masks, Stay Safe>

India Post

**RIZVI ESTATES & HOTELS PVT. LTD.**

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

Date: 1 August, 2023

To,
The President/Secretary
Ad-hoc Committee
Sahyadri SRA CHS
Building No. A-3
Behind Kalina Church, Kalina,
Santacruz East, Mumbai – 400 029

BY REGISTERED A.D.

Subject: Handover of Building No. A-3 to Ad-hoc Committee.

Dear President / Secretary,

On behalf of Rizvi Estates & Hotels Pvt. Ltd., I am writing to officially notify you of the completion of Building No. A-3 and our intention to hand it over to Ad-hoc Committee.

We are delighted to inform you that the construction of Building No. A-3 has been successfully finished within the scheduled timeframe. The entire project has been executed in compliance with the highest industry standards, ensuring quality and safety. We are confident that Building No. A-3 will be a valuable asset to Ad-hoc Committee.

To facilitate the smooth transition of ownership, we kindly request your cooperation in initiating the necessary procedures for the handover process. Please find attached the relevant documents that include:

1. Completion certificate: This document certifies that the construction of Building No. A-3 has been completed in

accordance with the approved plans, regulations and applicable codes.

2. Occupancy certificate: This certificate confirms that the building meets the required safety standards and is ready for occupation.

That as per earlier correspondence we have already handed over all the administrative work to the Ad-hoc Committee and thereafter all the charges and bills invoices have been paid by the Ad-hoc Committee.

Furthermore, you are requested to meet us within 7 days of this letter so that we can co-operate and guide the Ad-hoc Committee / members for formation of Society, so that a Co-operative Society be formed and run as per the MCS Act, 1960. This will assist the managing committee in efficiently managing the property and addressing any day to day workings.

Thank you for your attention, and we look forward to conduct a meeting with you for a successful completion of the handover process.

Yours sincerely,
For Rizvi Estates and Hotels Pvt. Ltd.


(A.H. Rizvi)
Director

भारतीय टपाल विभाग
भारतीय डाक विभाग
DEPARTMENT OF POSTS INDIA

आर. पी. 54
R.P.-54

पोहोच पावती / प्राप्त स्वीकृति / ACKNOWLEDGEMENT

रजिस्ट्री-पत्र / पार्सल प्राप्त हुआ / नोंदणीकृत पत्र / पार्सल मिळाले
Received Registered Letter/Parcel/

क्रमांक / No	तारीख / Dated	का / of / चे
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* विमा मूल्य रुपये
* बीमे का मूल्य रुपयां में
* Insured for Rupees

पेणा-याचे नाव
पाने वाले
Addressed to

Sahyadri SRA CHS Building
No. A-3 Behind Kalina
Church, Kalina Santacruz (E)

को / on **M-400029**

दिनांक **S.R. Khair** रोजी मिळाले
स्वाक्षरी आणि नाव / हस्ताक्षर और नाम /
Signature and Name

वितरण टपाल कार्यालयाचा तारीख छाप
वितरण डाकघर की तारीख-मोहर
Date stamp of office of delivery

L3XV/RP-54/(Ad Cards) 1 Lakh Pads/11-12/AMPSSL
* अनवश्यक भाग को काट दिया जाए
* Strike out if not relevant

भारतीय डाक

RM0557363951M IVR:827705573639

RL DADAR H.O <400014>

Counter No:3,01/08/2023,17:56

To:THE PRESIDENT ,AD HOC COMMITTEE

PIN:400029, Santacruz P and T Colony S.O

From:RIZVI ESTAT,RIZVI HOUSE 1ST

Wt:25gms

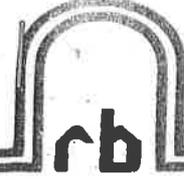
Amt:30.00(Cash)

<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>



India Post

**RIZVI ESTATES & HOTELS PVT. LTD.**

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

Date: 1 August, 2023

To,
The President/Secretary
Ad-hoc Committee
Building No. A-4
Behind Kalina Church, Kalina,
Santacruz East, Mumbai – 400 029

BY REGISTERED A.D.

Subject: Handover of Building No. A-4 to Ad-hoc Committee.

Dear President / Secretary,

On behalf of Rizvi Estates & Hotels Pvt. Ltd., I am writing to officially notify you of the completion of Building No. A-4 and our intention to hand it over to Ad-hoc Committee.

We are delighted to inform you that the construction of Building No. A-4 has been successfully finished within the scheduled timeframe. The entire project has been executed in compliance with the highest industry standards, ensuring quality and safety. We are confident that Building No. A-4 will be a valuable asset to Ad-hoc Committee.

To facilitate the smooth transition of ownership, we kindly request your cooperation in initiating the necessary procedures for the handover process. Please find attached the relevant documents that include:

1. Completion certificate: This document certifies that the construction of Building No. A-4 has been completed in

accordance with the approved plans, regulations and applicable codes.

2. Occupancy certificate: This certificate confirms that the building meets the required safety standards and is ready for occupation.

That as per earlier correspondence we have already handed over all the administrative work to the Ad-hoc Committee and thereafter all the charges and bills invoices have been paid by the Ad-hoc Committee.

Furthermore, you are requested to meet us within 7 days of this letter so that we can co-operate and guide the Ad-hoc Committee / members for formation of Society, so that a Co-operative Society be formed and run as per the MCS Act, 1960. This will assist the managing committee in efficiently managing the property and addressing any day to day workings.

Thank you for your attention, and we look forward to conduct a meeting with you for a successful completion of the handover process.

Yours sincerely,
For Rizvi Estates and Hotels Pvt. Ltd.


(A.H. Rizvi)
Director

RIZVI BY REGISTERED A.D.
ESTATES & HOTELS PVT. LTD

To,
The President/Secretary
Ad-hoc Committee
Building No. A-4
Behind Kalina Church, Kalina,
Santacruz East, Mumbai - 400 029

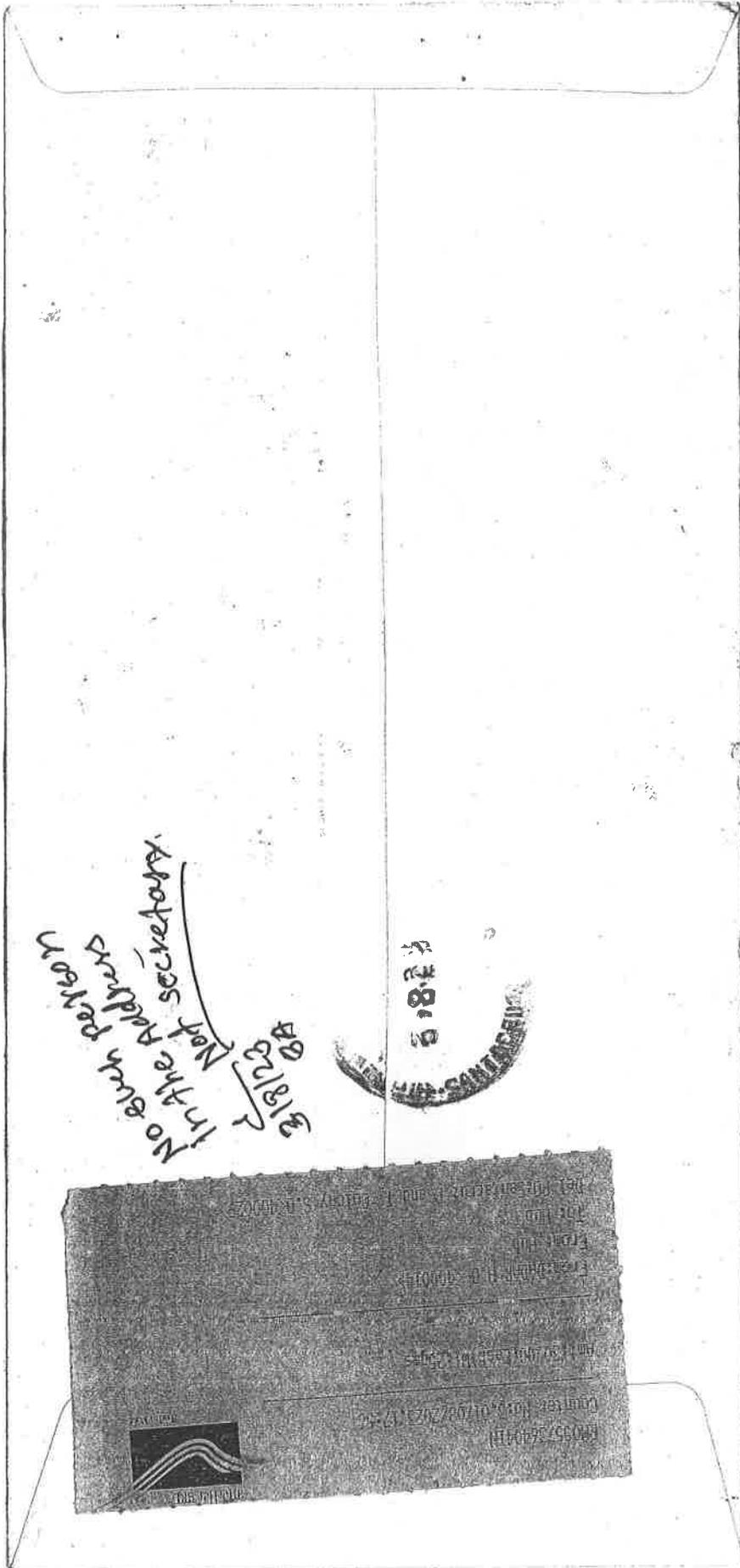


3.

91

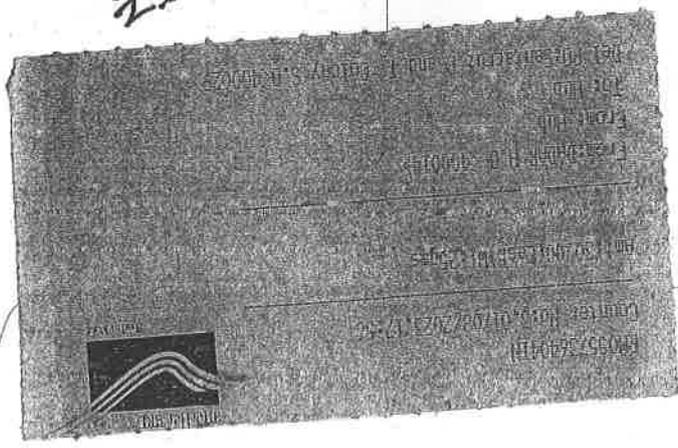


Rizvi House, 1st Floor, Hill Road, Bandra (W), Mumbai - 400 050
Tel : +91 22 26426767/69 - Fax : +91 22 2643 9977 • W : www.rizvi.com • E: info@rizvi.com



No such person
in the Address
Not seen
3/18/23

1823



**RIZVI ESTATES & HOTELS PVT. LTD.**

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

Date: 1 August, 2023

To,
The President/Secretary
Ad-hoc Committee
Himalaya SRA CHS (Proposed)
Building No. A-5
Behind Kalina Church, Kalina,
Santacruz East, Mumbai – 400 029

BY REGISTERED A.D.

Subject: Handover of Building No. A-5 to Ad-hoc Committee.

Dear President / Secretary,

On behalf of Rizvi Estates & Hotels Pvt. Ltd., I am writing to officially notify you of the completion of Building No. A-5 and our intention to hand it over to Ad-hoc Committee.

We are delighted to inform you that the construction of Building No. A-5 has been successfully finished within the scheduled timeframe. The entire project has been executed in compliance with the highest industry standards, ensuring quality and safety. We are confident that Building No. A-5 will be a valuable asset to Ad-hoc Committee.

To facilitate the smooth transition of ownership, we kindly request your cooperation in initiating the necessary procedures for the handover process. Please find attached the relevant documents that include:

1. Completion certificate: This document certifies that the construction of Building No. A-5 has been completed in

accordance with the approved plans, regulations and applicable codes.

2. Occupancy certificate: This certificate confirms that the building meets the required safety standards and is ready for occupation.

That as per earlier correspondence we have already handed over all the administrative work to the Ad-hoc Committee and thereafter all the charges and bills invoices have been paid by the Ad-hoc Committee.

Furthermore, you are requested to meet us within 7 days of this letter so that we can co-operate and guide the Ad-hoc Committee / members for formation of Society, so that a Co-operative Society be formed and run as per the MCS Act, 1960. This will assist the managing committee in efficiently managing the property and addressing any day to day workings.

Thank you for your attention, and we look forward to conduct a meeting with you for a successful completion of the handover process.

Yours sincerely,
For Rizvi Estates and Hotels Pvt. Ltd.


(A.H. Rizvi)
Director

भारतीय टपाल विभाग
भारतीय डाक विभाग
DEPARTMENT OF POSTS INDIA

आर. पी. 54
R.P.-54

पोहोच पावती/प्राप्ति स्वीकृति/ACKNOWLEDGEMENT

रजिस्ट्री-पत्र/पार्सल प्राप्त हुआ/नोंदणीकृत पत्र/पार्सल मिला
Received Registered Letter/Parcel/

क्रमांक/No.	तारीख/Dated	का/ऑ/से
* विमा मूल्य रुपये * बीमे का मूल्य रुपयों में * Insured for Rupees		
घेणाऱ्याचे नाव नाम वाले Addressed to		
Himalaya S.R.A (HS (pro)) Building No. A-5 Behind Kalina Church, Kalina Santacruz (E) M-29		
दिनांक Deepa		राजी मिलाले
विमरण टपाल कार्यालयाचा तारीख छाप निवेष्टण डाकघर की तारीख-मोहर Date stamp of office of delivery		स्वाक्षरी आणि नाव / हस्ताक्षर और नाम/ Signature and Name

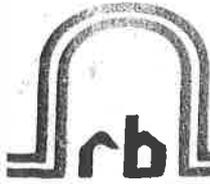
L3X/RP-54 (Ad Cards) 1 Lakh Pads/11-12/AMPSSL

* अनावश्यक भाग छोड़वा
* अनावश्यक भाग को काट दिया जाए
* Strike out if not relevant

भारतीय डाक

India Post

RN05573641BIN IVR:9277055736418
RL DADAR H.O <400014>
Counter No:3,01/08/2023,17:56
To:THE PRESIDENT,AD HOC COMMITTEE
PIN:400029, Santacruz P and T Colony S.O
From:RIZVI ESTAT,RIZVI HOUSE 1ST
Wt:25gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



RIZVI ESTATES & HOTELS PVT. LTD.

Rizvi House, 1st Floor, Hill Road,
Bandra (W), Mumbai - 400 050.
Tel. : 2642 4961 / 2642 6767 / 69
Fax : 91-22-2643 9977

Date: 1 August, 2023

To,
The President/Secretary
Ad-hoc Committee
Sarovar SRA CHS (Proposed)
Building No. A-6
Behind Kalina Church, Kalina,
Santacruz East, Mumbai – 400 029

BY REGISTERED A.D.

Subject: Handover of Building No. A-6 to Ad-hoc Committee.

Dear President / Secretary,

On behalf of Rizvi Estates & Hotels Pvt. Ltd., I am writing to officially notify you of the completion of Building No. A-6 and our intention to hand it over to Ad-hoc Committee.

We are delighted to inform you that the construction of Building No. A-6 has been successfully finished within the scheduled timeframe. The entire project has been executed in compliance with the highest industry standards, ensuring quality and safety. We are confident that Building No. A-6 will be a valuable asset to Ad-hoc Committee.

To facilitate the smooth transition of ownership, we kindly request your cooperation in initiating the necessary procedures for the handover process. Please find attached the relevant documents that include:

1. Completion certificate: This document certifies that the construction of Building No. A-6 has been completed in

accordance with the approved plans, regulations and applicable codes.

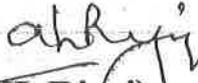
2. Occupancy certificate: This certificate confirms that the building meets the required safety standards and is ready for occupation.

That as per earlier correspondence we have already handed over all the administrative work to the Ad-hoc Committee and thereafter all the charges and bills invoices have been paid by the Ad-hoc Committee.

Furthermore, you are requested to meet us within 7 days of this letter so that we can co-operate and guide the Ad-hoc Committee / members for formation of Society, so that a Co-operative Society be formed and run as per the MCS Act, 1960. This will assist the managing committee in efficiently managing the property and addressing any day to day workings.

Thank you for your attention, and we look forward to conduct a meeting with you for a successful completion of the handover process.

Yours sincerely,
For Rizvi Estates and Hotels Pvt. Ltd.


(A.H. Rizvi)
Director

भारतीय टपाल विभाग
भारतीय डाक विभाग
DEPARTMENT OF POSTS INDIA

आर. पी. 54
R.P.-54

पोहोच पावती / प्राप्त स्वीकृति / ACKNOWLEDGEMENT
रजिस्ट्री पत्र / पार्सल प्राप्त हुआ / नोंदणीकृत पत्र / पार्सल मिळाले
Received Registered Letter/Parcel/

क्रमांक / No. _____ तारीख / Dated _____ का/गं/चे _____

• विमा मूल्य रुपये _____
• बीमा का मूल्य रुपयों में _____
• Insured for Rupees _____

प्रेषणाग्यचे नाम _____
प्राप्त गाळे _____
Delivered to _____

दिनांक _____ रोजी मिळाले _____

वितरण टपाल कार्यालयाचा तारीख मध्य _____
वितरण डाकघर की तारीख मध्य _____
Date stamp of office of delivery _____

हस्ताक्षरी आणि नाव / हस्ताक्षर और नाम /
Signature and Name _____

L3X/RP-54/Ab Cards/1 Lakh Pads/11-12/AMPSSL
अनावश्यक भाग काट दिया जाए
Strike out if not relevant

भारतीय डाक

RM055736435IN IVR:8277055736435

DL DADAR H.O <400014>

Counter No:3,01/08/2023,17:56

To:THE PRESIDENT,AD HOC COMMITTEE

PIN:400029, Santacruz P and T Colony S.O

From:RIZVI ESTAT,RIZVI HOUSE 1ST

Wt:25gms

Amt:30.00(Cash)

<Track on www.indiapost.gov.in>



Photograph-1: Non-operational STP provided for rehab buildings.



Photograph-2: Non-operational STP provided for rehab buildings. Few treatment units of STP, installed at adjacent building.



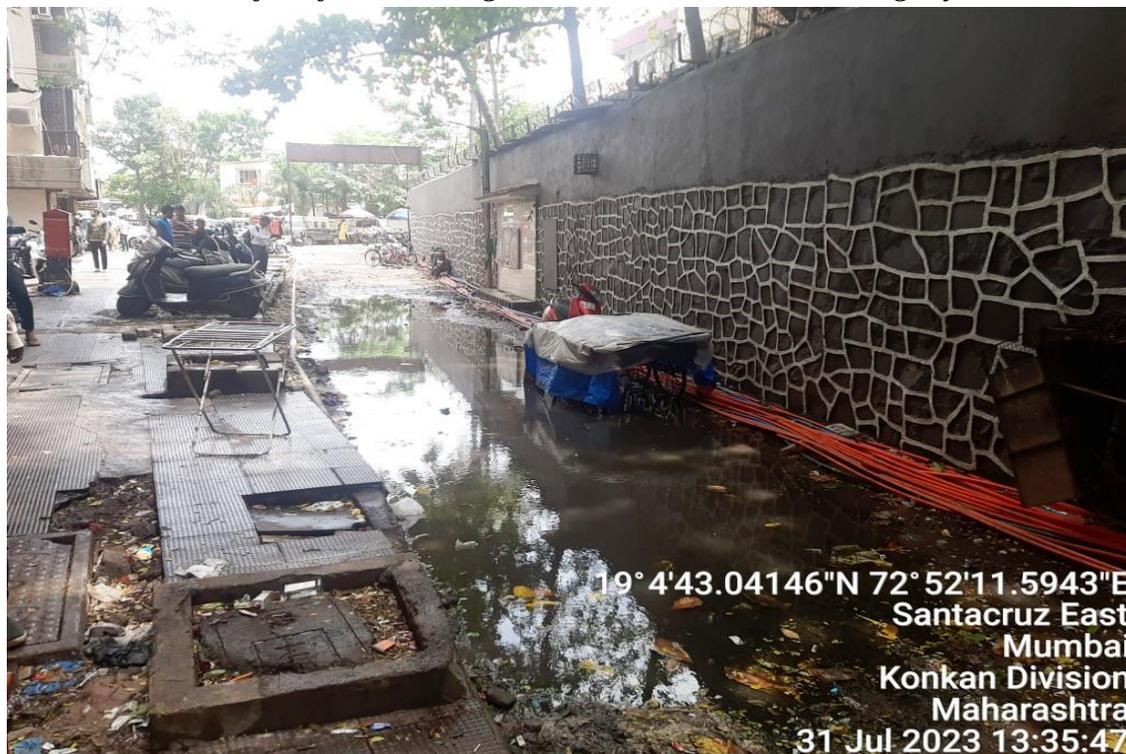
Photograph-3: Non-operational OWC provided for rehab buildings.



Photograph-4: Underground fresh water storage tanks provided for rehab buildings – frequently being contaminated due to mixing of storm water/sewage contaminated storm water due to overflow from sewerage chamber/storm water drainage system.



Photograph-5: Underground fresh water storage tanks provided for rehab buildings – frequently being contaminated due to mixing of storm water/sewage contaminated storm water due to overflow from sewerage chamber/storm water drainage system.



Photograph-6: Pondage of storm water near rehab buildings due to inadequate storm water drainage system.



Photograph-7: STP provided for sale buildings – under stabilization.



Photograph-8: STP provided for sale buildings – Tertiary treatment units.