

Date: 22.05.2025

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of October 2024 to March 2025, for the mixed use (Hotel & residential) project at CTS No. 286 (pt.) 912, 911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by Skylark Buildcon Pvt. Ltd.

Reference: Clearance letter No. SEAC-2013/CR-135 (1)/C-I dtd. 28.01.2016.
Clearance letter No. SEIAA-2011/4868/CR-107/2011 dtd. 06.03.2012.
Clearance letter No. MoEF-21-72/2008-IA-III/TCI dtd. 23.03.2009.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

Skylark Buildcon Pvt. Ltd.

Authorized Signatory



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

Date: 22.05.2025

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

Subject: Present status of Project work for October 2024 to March 2025.

Reference: Clearance letter No. SEAC-2013/CR-135 (1)/C-I dtd. 28.01.2016.
Clearance letter No. SEIAA-2011/4868/CR-107/2011 dtd. 06.03.2012.
Clearance letter No. MoEF-21-72/2008-IA-III/TCI dtd. 23.03.2009.

Dear Sir,

This has reference to the submission of Post Monitoring Report for the mixed use (Hotel & residential) project at CTS No. 286 (pt.) 912, 911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by Skylark Buildcon Pvt. Ltd.

The present project status at site is as follows:

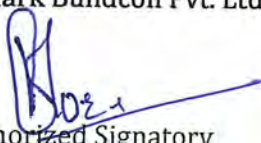
Buildings		Configuration	Status
Rehab	16 nos. of buildings	Gr. +22 floors. (68.16m)	Building No. 1
			Building No. 2
			Building No. 3
			Building No. 4
			Building No. 5
			Building No. 6
	Gr.+10 floor, (32.35m)	Building No. 7	
		Building No. 8	
	Gr.+22 Floors, (68.16m)	Building No. 9	
	Gr.+10 floor, (33.65m)	Building No. 10	
		Building No. 11	
		Building No. 12	
		Building No. 13	

	Gr. + 22 floors. (68.16m)	Building No. 14	Work completed & Occupation certificate received except temple
	Gr.+23 (pt.) floors, (70.20m)	Building No. 15	IOD received
	Gr. +40 floors (119.50m)	Building No. 16	IOD received

Buildings	Configuration	Status
Sale	4B + Entrance lobby at ground floor + 1st to 3rd Podium / service + 4th to 31st floors for hotel users + 32nd to 63rd floor Residential + 64th Terrace floor + Proposed rooftop helipad (including 19th, 38th, 57th as fire check floors & 32nd, 33rd Floor as transfer/ mechanical/service floors (248.80m)	Tower A (Hotel + Residential) Occupation certificate received in the form of Bare Shell
	4B + Ground + 1 to 3rd Podium+ 4th Floor entrance lobby + 5th to 13th Parking Floor + 14th to 64th Residential Floor + 65th(pt.) floor (including 14th & 15th Floor as clubhouse, 16th & 36th floor as Mechanical/service/ girder floor) (259.56m)	Tower B (Residential) Occupation certificate received in the form of Bare Shell.

Thanking you,

Yours truly,
Skylark Buildcon Pvt. Ltd.



Authorized Signatory



**DATA
SHEET**

Developer

M/s. Skylark Height

**CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and
1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai**

**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL
SAFEGUARDS**

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.
Monitoring Report

PART - I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Construction of Mixed-use (hotel & residential) project
2.	Name of the project	Skylark Height
3.	Clearance letter (s) / OM/ no and date:	<ul style="list-style-type: none"> • SEAC-2013/CR-135 (IO/C-I dated 28.01.2016. • SEIAA-2011/4868/CR-107/2011 dated 06.03.2012. • MoEF-21-72/2008-IA-III/TCI dated 23.03.2009.
4.	Location	CTS No. 286 (pt) 912, 91 l of lower Pare] division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai
a.	District (s)	Mumbai Suburban
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Yuvraj Mane, Vice President (Project) 402, Sagar Avenue, 4th Floor Junction of SV Road & Lallubhai Park Road. Andheri(W). Mumbai - 400 058. 022-66842500 /9594045246
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	Total Plot Area: 83,853.83 m ² FSI Area: 3,57,347.88 m ² Non FSI Area: 285,652.12 m ²

		<p>Total Built – Up Area: 6,43,000.00 m²</p> <p><u>Building configuration:</u></p> <p><u>Rehab –</u> 25 nos. of buildings - Gr + 30 floors. Flats-4502, Shops-[4] Balwadi + Welfare Centre + Society Office=127</p> <p><u>Sale –</u></p> <ul style="list-style-type: none"> • Tower A – 3 Basements + LG+UG+ 4 Podiums + 31st Upper Floors With 250 Hotel Rooms + 32nd To 65th Residential Floors With 56 Flats + Roof Top Helipad • Tower B - 3 Basements + LG+UG+ 4 Podiums To 89 Floors. Total flats=260
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 2,800 KLD for Rehab; For Tower A (Hotel + Residential Building) 580 KLD; & for sale (Tower B(Residential Building)460 KLD will be provided for treating the wastewater.</p> <p>2. <u>Water Management:</u> Rain Water Harvesting shall be provided to recharge the ground water table. 2 tanks with 190 sq.m. capacity with recharge pits</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> • Dry wastes will be segregated/sale/Collection by local authority. • Wet wastes will be processed converted to manure by processing in Organic Waste Convertors. • STP Sludge (Dry sludge) - Used as manure.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Total Plot Area: 83,853.83 m²</p> <p>FSI Area: 3,57,347.88 m²</p>

		Non FSI Area: 285,652.12 m ² Total Built – Up Area: 6,43,000.00 m ²								
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.								
a.	SC, ST / Adivasis	---								
b.	Others	---								
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)									
9.	Financial details									
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 996.36 Crores.								
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost: Rs. 519 Lakhs O & M Cost: Rs. 51.4 Lakhs								
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---								
d.	Whether (c) includes the cost of environmental management as shown in the above	---								
e.	Actual expenditure incurred on the project so far	Rs. 555.41 Cr/-								
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Expenses till date</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>1339110</td> </tr> <tr> <td>OWC</td> <td>256025</td> </tr> <tr> <td>Landscaping</td> <td>647425</td> </tr> </tbody> </table>	Particulars	Expenses till date	STP	1339110	OWC	256025	Landscaping	647425
Particulars	Expenses till date									
STP	1339110									
OWC	256025									
Landscaping	647425									
10.	Forest land required									

a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 8,000 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planted in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	September, 2006
b.	Date of completion (Actual and/ of planned)	December, 2025
13.	Reasons for the delay if the project is yet to start	----
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	13.11.2024; 03.02.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> • SEAC-2013/CR-135 (I0/C-I dated 28.01.2016. • SEIAA-2011/4868/CR-107/2011 dated 06.03.2012. • MoEF-21-72/2008-IA-III/TCI dated 23.03.2009. M/s. Skylark Height;

		Sagar Avenue, 402, 54-B, Junction of S.V. Road & Lallubhai Park Road, Andheri (W), Mumbai - 400 058. India.
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COMPLIANCE REPORT

Developer

M/s. Skylark Height

**CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and
1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai**

COMPLIANCE REPORT

TERMS & CONDITIONS

General Conditions for Pre-construction phase :-	
1.	<p>This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, and Circulars etc. issued if any judgments/ orders issued by Hon'ble NGT, Hon'ble supreme court DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plan appraised by concern SEAC and SEIAA. If any discrepancy found in the plan submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that state level impact assessment authority SEIAA approved land use.</p>
	<ul style="list-style-type: none"> • Building plan is approved by SRA, vide letter dated: 24/08/2015. • SRA issued commencement certificate for the project vide letter no. SRA/ENG/1727/GS/ML/AP, dated: 26/09/2006. • Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. MoEF-21-72/2008-IA-IIIf C-l, dated: 23/03/2009 and Modification m Environmental clearance by SEIAA, Govt. of Maharashtra vide letter no. SEIAA-2011/4868/CR- 1 07/2011, dated: 06/03/2012. While further fresh Environmental clearance obtained from SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-135(1)/C- 1 dated: 28/01/2016. • SRA issued LOI for the project vide letter dated: 10/11/2016 & 15/03/2017. • SRA issued IOA vide letter dated: 01/12/2016 for Rehab building no. 15, 16, 17, 18 & 19 respectively. • MCGM issued Fire NOC vide letter dated: 15/05/2010 for buildings nos 2, 7, 8, 11, 12, 13, 14 and dated: 15/12/2011 for building nos. 1, 3, 4, 6 to 11.
2.	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>
	Condition is noted and agreeable to the same.
3.	<p>This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.</p>
	The project site does not fall within the ESZ of SGNP as per the boundary finalized vide MoEFCC Notification; S.O. 3645(E) dtd 5th Dec, 2016.
4.	<p>PP has to abide by the conditions stipulated by SEAC & SEIAA.</p>
	All the conditions mentioned in the EC shall be followed rigorously.
5.	<p>The height, Construction built up area of</p>
	The proposed project site falls under

	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.	Residential Zone. Height of the building is in accordance with the local planning permissions and building is as per the approved building plan by SRA, vide letter dated: 24/08/2015.
6.	“Consent for Establishment” shall be obtained from Maharashtra pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to Establish and Consent to Operate for required parts is obtained from MPCB. Copies of the same are enclosed.
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All necessary facilities have been provided on site for construction workers.
General Conditions for Construction Phase:		
1.	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 etc.	Noted and complied.
2.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is being provided for the workers at the site during construction phase.
3.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be segregated as dry and wet waste. The wet waste shall be treated in OWC and dry waste shall be used for backfilling, plot leveling and remaining debris or sold to authorised vendors. Dry or inert waste shall be disposed of as per their norms.
4.	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	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Rest is sold to authorized vendors.

	safety and health aspects of people, only in approved sites with the approval of competent authority.	
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Covered sewage system is being proposed which is connected to STP for the treatment and reuse of the treated water. The waste water & storm water will not get mix. STP of capacity 460 CMD with RMBR technology has been installed for Rehab building.
6.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated soil will be used maximum for back filling. Top soil preservation will be done and used in landscape development.
7.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes, we noted the condition & agreeable to the same.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	<ul style="list-style-type: none"> • The green area will be approx. 8,000 m². • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done, according to the reports all the parameters are within limit and so there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
10.	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.	<ul style="list-style-type: none"> • There will be no generation of hazardous waste at site in case done, proper care would be taken following the norms to disposal of the bituminous and other hazardous material at site as per their norms. • Also silt traps and other measures such as additional on-site will be constructed to control surface Run-off.
11.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Paint & used oil will be disposed through Authorized vendor of MPCB.

12.	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.	No DG sets are used in the construction phase. In the operational phase, about Rehab - 2 X 500 kVA, Sale - 2 X 2,500 kVA, 2 X 2,000 kVA and 2 X 500 kVA of capacities each DG set will be provided for backup for the operational buildings. These are made environment friendly and provided with acoustic enclosure to avoid noise emission.
13.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Used in emergency. The quantity of diesel stored is less than 1000 ltrs.
14.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
15.	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.	Following care is being taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.
16.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003 (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete with fly ash gets used in the construction.
17.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete with fly ash gets used in the construction.
18.	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake, adequacy of fire fighting equipments etc. as per National	<ul style="list-style-type: none"> • Fire Fighting Designed: As per National Building Code 2005. • Wet riser system to be provided in complex.

	Building Code including measures from lighting.	<ul style="list-style-type: none"> • Adequate no. of hose cabinets shall be provided at each level. • An external ring main with suitably placed Yard hydrants will be laid around the entire complex.
19.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces will be diverted to recharge pits for ground water recharge.
20.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	The condition will be abided by.
21.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	The ground water levels and its quality will be monitored regularly.
22.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	STP of 460 CMD is provided with RMBR technology to treat the waste water. STP provided by established consultant and operation and maintenance shall be done by the technical persons of consultant. MOU has done for the maintenance.
23.	Permission to draw ground water and construction of basement if any shall be obtained from the competent authority prior to construction/operation of the project.	The ground water is not used for construction purpose. Only STP treated water used.
24.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Provision of dual plumbing line system with color coding.
25.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
26.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Glazing area will be less than 25% of the façade area for the residential buildings.

27.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	<ul style="list-style-type: none"> • Roof insulation 50 mm expanded polystyrene or equivalent insulation • Heat reflective double-glazed glass provided on external façade for the residential buildings.
28.	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.	<ul style="list-style-type: none"> • Energy efficient LED's & CFL lamps with high frequency ballast which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures. • CFL lamps are used in stilt, basement, common passages, refuges, façade and external lightning. • Maintaining the power factor between 0.95 lag and unity for common area loads • Maintaining lighting power density as per ECBC standard in common areas and recreation facility • Proposing use of VFD's for all motors used in lifts, plumbing, firefighting system.
29.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> • D.G. sets will be provided as back up for the constructed buildings. • Rehab – alternate supply is provided from sub-station, Sale – 2 X 2,500 kVA, 2 X 2,000 kVA and 2 X 500 kVA of capacities each DG set will be provided for backup for the operational buildings with silencer & acoustic enclosures. The stacks will be as per the CPCB norms.
30.	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.	<ul style="list-style-type: none"> • 8,000 sq.m. of RG will be developed on site. • Noisy construction equipments are not be permitted during night hours. • Works employed in high noise areas get rotated. Earplugs / muffs or other hearing protective wear are provided to those working very close to the noise generating machinery.
31.	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	<ul style="list-style-type: none"> • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during

	should be utilized.	construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “Air control and management section”.
32.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Efforts for the Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement.
33.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building has adequate distance between them to allow movement of fresh air and natural light, Ventilation.
34.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
35.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
36.	Six monthly monitoring reports should be submitted to the department and MPCB.	Six monthly reports are submitted regularly to the said Authorities.
General conditions for Post – Construction / Operation Phase:		
1.	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.	Project proponent will ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.
2.	Wet garbage should be treated by Organic Waste Converter and treated waste	Wet waste shall be treated in OWC and the manure generated shall be utilized for

	(Manure) should be utilized in existing premise for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	gardening. rest shall be disposed off.
3.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc.	Condition is noted.
4.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	A complete set of all the documents submitted to MPCB at the time of obtaining consent to establish.
5.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Condition is noted.
6.	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 and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities.
7.	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 .	The advertisement is published in Marathi and English language in Marathi newspaper "Navshakti" & in English newspaper "Free Press Journal" respectively. The Xerox copies of the same are enclosed for your ready reference. Also, the advertisement will be displayed on website of company.
8.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1 st June and 1 st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
9.	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,	The PP comply the condition.

	were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
10.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitoring data on their website and shall update the same periodically. It shall simultaneously be sent to the regional office of MoEF, the respective Zonal office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (Ambient levels as well as stack emissions) or critical 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.	Condition is noted and will be adhered too.
11.	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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Condition is noted and submitted to regional office of MoEF. We are regularly submitting six monthly reports to environment department, Mantralaya & MPCB.
12.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.
13.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't not give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.

14.	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.	Yes, we noted the condition & agreeable to the same.
15.	The Environment department reserves the right to add any stringent condition or to revoke the clearance of conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. MoEF-21-72/2008-IA-IfI/TC-I dated 23/03/2009 and Modification in Environmental clearance by SEIAA, Govt. of Maharashtra vide letter no. SEIAA-2011/4868/CR-107/2011, dated: 06/03/2012 further fresh Environmental clearance obtained from SEIAA, Govt. of Maharashtra vide letter no. SEAC- 2013/CR-135(1)/C-I, dated: 28/01/2016.
16.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for the period of 5 years.	Yes, we noted the condition & agreeable to the same.
17.	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.	The PP agrees to comply the condition.
18.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
19.	Any appeal against this environmental clearance shall lie with the National Green Tribunal, (Western Zone Bench, Pune) New administrative Building, 1st Floor, D-wing, opposite council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Condition is noted.

**ENERGY
CONSERVATION
MEASURES**

Developer

M/s. Skylark Height

**CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and
1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai**

ENERGY CONSERVATION MEASURES

- Building automation system to monitor and control HVAC and electrical
- equipment.
- Low IKW / TR Centrifugal chillers for HVAC.
- Variable speed pumping system for chilled water secondary pumping for HVAC.
- Highly efficient motors.
- Capacitor banks to improve power factor.
- Use of Compact fluorescent lamps.
- Use of thermal insulation for roofs to reduce air conditioning loads and thereby
- conserving energy.
- Use of low SHGC double glazing to reduce air conditioning loads and thereby
- conserving energy.

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

Mixed-use (Hotel & Residential) Project

For

October, 2024 – March, 2025

Developer

M/s. Skylark Height

**CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and
1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/11/24/02644A		Report Date - 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/11/24/02644A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	13.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	14.11.2024 to 15.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
28°C	61%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
<i>Particulate Matter (PM₁₀)</i>	83.78	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
<i>Particulate Matter (PM_{2.5})</i>	40.55	60 µg/m ³	IS 5182 (Part 24) 2019
<i>Sulphur Dioxide (SO₂)</i>	20.88	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
<i>Nitrogen Dioxide (NO₂)</i>	23.10	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

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

Reviewed by

Approved by


 (QM/DM)

(Shweta Sonawane)


 Authorized Signatory

(Shilpa Dhamankar)



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

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/11/24/02644D		Report Date - 22.11.2024	
Name of Customer	M/s. Skylark Height		
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		Reference -WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/11/24/02644D	Sample quantity and packing	Not Applicable
Date of Sampling	13.11.2024	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.4	44.5	55	45
Near Center of Site	dB(A) Leq.	53.8	43.8	55	45
Near Backside of Site	dB(A) Leq.	53.5	42.5	55	45
Near Site Office of Site	dB(A) Leq.	52.7	42.0	55	45

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

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

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

Report No. - EAEPL/W/11/24/02644B		Report Date – 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/11/24/02644B (Near Backside of site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	14.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	14.11.2024 to 22.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.45	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	76.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	46.43	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	10.27	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	42.47	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg/L	10.02	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	3.12	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (23 rd Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019

Note: ND – Not Detected
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by

(QM/DM)
(Shweta Sonawane)
Approved by


Authorized Signatory
(Shilpa Dhamankar)

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

Water Sample Analysis Report

Report No. - EAEPL/W/11/24/02644B		Report Date – 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/11/24/02644B (Near Backside of site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	14.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	14.11.2024 to 16.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)

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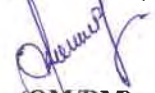
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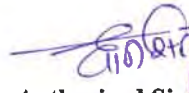

Soil Sample Analysis Report

Report No. - EAEPL/S/11/24/02644C		Report Date - 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/11/24/02644C (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	14.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	14.11.2024 to 22.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.96	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	921.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	18.98	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.14	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.69	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	101.84	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	624.25	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2369.44	EPA 9080
Exchangeable Mg	mg/kg	267.14	EPA 9080
Sulphate	mg/kg	31.57	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.69	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1459.88	EPA 3050B
Potassium (K)	mg/kg	1063.28	EPA 3050B
Copper (Cu)	mg/kg	214.08	EPA 3050B
Iron (Fe)	mg/kg	52396.58	EPA 3050B
Lead (Pb)	mg/kg	13.54	EPA 3050B
Zinc (Zn)	mg/kg	196.84	EPA 3050B

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

 (QM/DM)
 (Shweta Sonawane)


 Authorized Signatory
 (Shilpa Dhamankar)
 

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Waste Water Sample Analysis Report

Report No. - EAEPL/WW/11/24/02644F		Report Date – 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	STP Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Inlet (1500 KLD) EAEPL/WW/11/24/02644F	Sample quantity and packing	1 L* 1 No. PVC Can. 1L * 1 No. Glass Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	14.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	14.11.2024 to 22.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical
Group: Pollution & Environment

Parameters	Unit	Results	Method
pH	-	7.06	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	488	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	34	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	330	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	108.9	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	<10.0	IS 3025 (Part 39) 2021

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

**(QM/DM)
(Shweta Sonawane)**
Approved by

**Authorized Signatory
(Shilpa Dhamankar)**

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Waste Water Sample Analysis Report

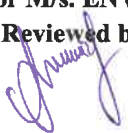
Report No. - EAEPL/WW/11/24/02644G		Report Date – 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	STP Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Outlet (1500 KLD) EAEPL/WW/11/24/02644G	Sample quantity and packing	1 L* 1 No. PVC Can 1 L* 1 No. Glass Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	14.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	14.11.2024 to 22.11.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical
Group: Pollution & Environment

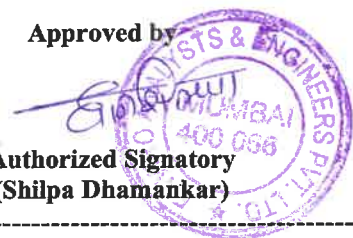
Parameters	Unit	Results	Limits	Method
pH	-	7.98	6.5 to 9.0	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	340	-	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	14	Not more than 20	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	20	Not more than 50	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	6.60	Not more than 10	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	<10.0	Not more than 10	IS 3025 (Part 39) 2021

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

Reviewed by



Approved by


(QM/DM)
(Shweta Sonawane)
Authorized Signatory
(Shilpa Dhamankar)

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

Stack Emission Analysis Report

Report No. - EAEPL/SE/11/24/02644E		Report Date – 22.11.2024	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG Set (1000 KVA) EAEPL/SE/11/24/02644E	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 30ml * 1 No. PVC Bottle NO _x = 30ml * 1 No. PVC Bottle
		Preservation	Cool -Transported and stored at 5 °C (± 1°C)
Date of Sampling	13.11.2024	Date of Receipt	14.11.2024
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	14.11.2024 to 15.12.2024		
Report for the month	NOVEMBER, 2024		

Discipline: Chemical
Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	18.22 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	4.16 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	14.55 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	4**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	156
Flue Gas Velocity (m/sec)	10.60

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

Reviewed by



(QM/DM)

(Shweta Sonawane)

Approved by



Authorized Signatory

(Shilpa Dhamankar)

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

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

TEST REPORT

Report No. - EAEPL/A/02/25/00198A		Report Date - 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference -WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/02/25/00198A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	03.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	04.02.2025 to 06.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical


Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
31°C	56%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
<i>Particulate Matter (PM₁₀)</i>	86.74	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
<i>Particulate Matter (PM_{2.5})</i>	43.74	60 µg/m ³	IS 5182 (Part 24) 2019 Reaffirmed 2024
<i>Sulphur Dioxide (SO₂)</i>	18.22	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
<i>Nitrogen Dioxide (NO₂)</i>	21.06	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

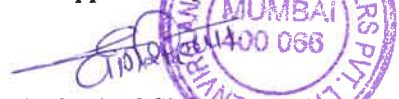
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No. - EAEPL/N/02/25/00198D		Report Date - 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/02/25/00198D	Sample quantity and packing	Not Applicable
Date of Sampling	03.02.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	53.4	44.5	55	45
Near Center of Site	dB(A) Leq.	53.8	43.8	55	45
Near Backside of Site	dB(A) Leq.	53.5	42.5	55	45
Near Site Office of Site	dB(A) Leq.	52.7	42.0	55	45

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

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

Reviewed by

Approved by


(QM/DM)


Authorized Signatory

(Shweta Sonawane)

(Shilpa Dhamankar)

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

TEST REPORT

Report No. - EAEPL/W/02/25/00198B		Report Date – 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/25/00198B (Near Backside of site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	04.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	04.02.2025 to 13.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.41	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	84.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	53.00	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	11.41	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	44.75	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	10.42	IS 3025 (Part 40) 1991 Reaffirmed 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	3.96	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (24th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: ND – Not Detected
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,
Reviewed by

(QM/DM)
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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

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

TEST REPORT

Report No. - EAEPL/W/02/25/00198B		Report Date – 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/25/00198B (Near Backside of site)	Sample quantity and packing	250ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	04.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	04.02.2025 to 06.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)

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TEST REPORT

Report No. - EAEPL/S/02/25/00198C		Report Date - 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference -WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/02/25/00198C (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	04.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	04.02.2025 to 13.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical
Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.89	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	985.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	21.84	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.19	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.67	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	108.49	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	589.84	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2396.47	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	252.19	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	32.18	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.59	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1474.25	EPA 3050B
Potassium (K)	mg/kg	1187.38	EPA 3050B
Copper (Cu)	mg/kg	229.11	EPA 3050B
Iron (Fe)	mg/kg	54851.27	EPA 3050B
Lead (Pb)	mg/kg	13.84	EPA 3050B
Zinc (Zn)	mg/kg	175.43	EPA 3050B

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

**Authorized Signatory
(Shilpa Dhamankar)**

**(QM/DM)
(Shweta Sonawane)**

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TEST REPORT

Report No. - EAEPL/WW/02/25/00198F		Report Date – 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	STP Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Inlet (1500 KLD) EAEPL/WW/02/25/00198F	Sample quantity and packing	1 L* 1 No. PVC Can. 1L * 1 No. Glass Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	04.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	04.02.2025 to 13.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical
Group: Pollution & Environment

Parameters	Unit	Results	Method
pH	-	6.89	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	372	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	42	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	261.56	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	86.31	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	<10.0	IS 3025 (Part 39) 2021

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


 (QM/DM)
 (Shweta Sonawane)

Approved by


 Authorized Signatory
 (Shilpa Dhamankar)

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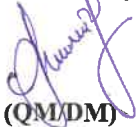
-----End of Report-----

TEST REPORT

Report No. - EAEPL/WW/02/25/00198G		Report Date – 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	STP Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	STP Outlet (1500 KLD) EAEPL/WW/02/25/00198G	Sample quantity and packing	1 L* 1 No. PVC Can 1 L* 1 No. Glass Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	04.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	04.02.2025 to 13.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical
Group: Pollution & Environment

Parameters	Unit	Results	Limits	Method
pH	-	7.58	6.5 to 9.0	IS 3025 (Part 11) 2022
Total Dissolved Solids	mg / l	188	-	IS 3025 (Part 16) 2023
Total Suspended Solids	mg / l	12	Not more than 20	IS 3025 (Part 17) 2022
Chemical Oxygen Demand	mg / l	25.15	Not more than 50	IS 3025 (Part 58) 2023
Biochemical Oxygen Demand (27°C for 3 Days)	mg / l	8.30	Not more than 10	IS 3025 (Part 44) 2023
Oil & Grease	mg / l	<10.0	Not more than 10	IS 3025 (Part 39) 2021

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


**(QMDM)
(Shweta Sonawane)**
**Authorized Signatory
(Shilpa Dhamankar)**

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TEST REPORT

Report No. - EAEPL/SE/02/25/00198E		Report Date – 13.02.2025	
Name of Customer	M/s. Skylark Height		Reference –WO/SS/SION/JUL-24/064 DATE: 12.07.2024
Site Address	CTS No. 286 (pt) 912,911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai Project.		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG Set (1000 KVA) EAEPL/SE/02/25/00198E	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 30ml * 1 No. PVC Bottle NO _x = 30ml * 1 No. PVC Bottle
		Preservation	Cool -Transported and stored at 5 °C (± 1°C)
Date of Sampling	03.02.2025	Date of Receipt	04.02.2025
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	04.02.2025 to 15.12.2024		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical
Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	19.33 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	4.19 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	15.22 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	4**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	152
Flue Gas Velocity (m/sec)	11.30

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

 (QM/DM)
 (Shweta Sonawane)


 Authorized Signatory
 (Shilpa Dhamankar)

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 3. **Information provided by customer.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-135 (I)/C-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 28 January, 2016..

To,
M/s. Skylark Height
At- TPS Mahim Division,
Dr. Annie Besant Road, Worli,
Mumbai

Subject: Environment clearance for mixed use (Hotel & residential) project at CTS No. 286 (pt) 912, 911 of lower Parel division, FP No. 1076 and 1078 of TPS Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Height.

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-II, Maharashtra in its 29th meeting and 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 77th & 92nd meetings.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(b) B1 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

Name of the Project	Skylark Height
Name of the Proponent	Mr. Dinesh Naik
Consultant	M/s. Enviro Analysts & Engineers Pvt. Ltd.
Type of Project:	SRA scheme with Residential and Hotel building
Location of the project	Plot bearing F.P. No.1076, 1077, 1078 of TPS-IV of Mahim division, C.S. No. 286(pt)& 912 of Lower Parel division and clubbed schemes of Gomata Nagar CHS Ltd. On plot bearing C.S. No.438 & 1/268 of Lower Parel division & Nehru Nagar CHS Ltd. On part C.S. No.268(pt), 286(pt), 437(pt) of Lower Parel division and with amalgamation of proposed S.R. Scheme of Balkrishna Gawade CHS Ltd. Situated on plot of C.S. No.912 & C.S. No.286 (pt) and proposed S.R. Scheme of Mumbadevi Prabhadevi CHS (prop.) Situated on plot of No. 911(pt.) & C.S. No.2a/911 of Lower Parel division.
Whether in Corporation/ municipal/other area	MCGM
Applicability of the DCR	DCR of 1991 & Modified DC Regulation 1991

Note on the initiated work (if applicable)	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
LOI/NOC from MHADA / other approvals (If Applicable)	
Total plot area (Sq.m.) Deductions Net Plot Area	Total Plot Area : 83853.83 Deductions Road:27100 Sq.mt RG: 4000 Sq.mt Net Plot Area : 52753.83 Sq.mt
Permissible FSI (including TDR etc.)	357347.88 Sqmt
Proposed Built Up Area	Rehab = 193000.00 Sale = 450000.00 Total = 643000.00 Sqmt (Construction area)
Ground Coverage Area (percentage of plot not open to sky)	16514.67 sqmt
Number of Buildings & configuration(s)	Rehab – 25 buildings with G+30 floors. Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127 Sale building – <u>Tower B</u> (Residential) = 3 basement+LG+UG+4 podiums to 89 floors. Total flats = 260 <u>Tower A</u> (Hotel+Residential) = 3 basement+LG+UG+ 4 podiums to 31 st floors of hotel with 250 rooms + 32 nd to 65 th residential floor with 56 flats + Roof top Helipad
Number of tenants and shops	Rehab – Flats – 4502, Shops – 141 Balwadi + Welfare centre + Society office = 127 Sale building – <u>Tower B</u> (Residential) Total flats = 260 <u>Tower A</u> (Hotel+Residential) with 250 hotel rooms & 56 flats
Number of expected residents/users	Rehab – 23173 No's Sale – 2580 No's
Tenant density per hectore	643 Tenements / Hectare
Height of Building(s)	Tower B (Residential) = 260 m (AGL) Tower A (Hotel + Residential) = 365 (AGL)
Right of way	Existing 36.6 m wide Dr. Annie Besant Road, Worli
Turning radius	9m
Existing Development	Out of 14 Rehab buildings, Occupancy Certificate is issued to 6 buildings.
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Domestic water Requirement :Rehab: 3093 m ³ /day; Sale:651 m ³ /day Recycled Water : Rehab:1060 m ³ /day; Sale 175 m ³ /day Total Water Requirement : Rehab : 3093 m ³ /day; Sale :651 m ³ /day
Rain Water Harvesting (RWH)	Rehab building –Recharge pits provided. Sale building - 2 tanks with 190 m ³ capacity along with recharge Pits

UGT tanks	Water storage will be done in the underground tanks
Storm water drainage	Remarks for the entire layout are obtained from MCGM. The storm water drain is made with the RCC wall. All the natural slopes are taken into consideration.
Sewage & Waste Water	<p>Sewage generation: Rehab : 2800 m³/day ; Sale : 595 m³/day STP Technology: MBR – Moving Bed Reactor Capacity of STP (Rehab buildings) : Rehab : 2800 m³/day ; Sale (Tower B) (Residential Building): 460 m³/day Tower A (Hotel + Residential Building): 580 m³/day Recycled water for flushing Rehab: 1017 m³/day Sale building: 145 m³/day Location of the STP-Basement Level STP capacity: Rehab: 2800 m³/day; Sale: Tower A is 580 KLD and Tower B is 460 KLD</p> <p>Budgetary allocation (capacity cost and O&M cost): For STP Capital cost : 3.18 Crores O & M Cost : 45 Lakhs / annum</p>
Solid Waste Management	<p>Operation Phase: Two Bin System for Wet and Dry waste. Solid waste from proposed project will be segregated in the Segregation room. <i>Bio-degradable waste management.</i> Segregated Bio-degradable waste will be treated in Organic Waste Convertor (OWC) OWC output to be handled by trained staff.</p> <p><i>Non-biodegradable waste management</i> Segregated inorganic waste will be handed over to local Recyclers/vendors.</p> <p>Rehab building Total Solid waste = 11438 Kg/day Biodegradable = 6822 Kg/day Non-biodegradable = 4616 Kg/day</p> <p>Sale building Total Solid waste = 1140 Kg /Day Biodegradable = 647 Kg/day Non-biodegradable = 494 Kg/Day</p>
Green Belt Development	<p>RG. area admeasuring 8000 sqmtr For Landscaping : Capital Cost: Rs. 50 Lakh O & M Cost:Rs.5 Lakhs/ annum</p>
Energy	<p>Natural daylight access for more than 90% of habitable floor area reducing artificial lighting consumption. High performance single glazed unit with low SHGC entailing reduced heat gain through glazed surfaces Energy efficient lighting fixtures such as T5, LEDs, CFLs with</p>

	<p>electronic ballast Energy equipment such as pumps, motors etc. with 80-90% efficiency All lifts, Ventilation fans shall run on VFT drives which results in energy saving by adjusting speed of the motor & delivering only required amount of power.</p> <p>Total Energy Consumption for Sale building – 12024 KW/day Total Energy Consumption for Rehab building – 4250 KW/day.</p>																												
Environmental Management plan (Budgetary Allocation)	<p>Construction phase (with Break – up) – Capital cost O & M cost (please ensure manpower and other details)</p> <p>Operation Phase (with Break-up)- Capital cost O & M cost (please ensure manpower and other details)</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Setting-up Cost (in Lakhs)</th> <th>Annual O & M Cost (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>RWH</td> <td>12</td> <td>0.2</td> </tr> <tr> <td>2.</td> <td>MSW</td> <td>44</td> <td>4</td> </tr> <tr> <td>3.</td> <td>STP</td> <td>318</td> <td>45</td> </tr> <tr> <td>4.</td> <td>Energy Efficient</td> <td>45</td> <td>0.2</td> </tr> <tr> <td>5.</td> <td>Landscaping</td> <td>50</td> <td>2</td> </tr> <tr> <td></td> <td>Total Cost</td> <td>519</td> <td>51.4</td> </tr> </tbody> </table> <p>Quantum and generation of Corpus fund and commitment Responsibility for further O & M</p> <p>After occupancy, Co-Op societies will be formed. The societies will form a federation. The Operation and Maintenance of Environmental management facilities (EMF) shall be taken care by the developers for first three years. Afterwards, EMF shall be handed over to society/ federation. Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement</p>	Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)	1.	RWH	12	0.2	2.	MSW	44	4	3.	STP	318	45	4.	Energy Efficient	45	0.2	5.	Landscaping	50	2		Total Cost	519	51.4
Sr. No.	Particulars	Setting-up Cost (in Lakhs)	Annual O & M Cost (in Lakhs)																										
1.	RWH	12	0.2																										
2.	MSW	44	4																										
3.	STP	318	45																										
4.	Energy Efficient	45	0.2																										
5.	Landscaping	50	2																										
	Total Cost	519	51.4																										
Traffic Management	<p>E.E.T.C remarks obtained for the existing layout.</p> <p>Parking for Existing and Proposed Development(Sale Building) : 1726 No's Rehab : 500 No's</p>																												
CRZ/RRZ Clearance obtain, if any	NA																												
Distance from Protected Area/Critically Polluted area/Eco-sensitive areas	NA																												

/inter-State boundaries			
	Status of the Approval	Name of the competent Authority	Date of issued letter
CFO NOC for the above said building structure(s)	Approved	Chief Fire officer	17 th April 2010
HRC NOC for the above said building structure(s) (if applicable)	Approved	HRC committee – MCGM	8 th July 2010
NOC for the above said building structure(s) from the aviation authority (if applicable)	Approved	Airport Authority of India	25 th August 2011
Consent for the water for the above said detail(s)	Will be initiated	MCGM	
Consent for the drainage for the above said detail(s)	Will be initiated	MCGM	
Consent for the electric supply for the proposed demand	Electric Substation will be provided	BEST	
Precertification for Green Building from Indian Green Building Council and other recognized institutes (if applicable)	Registered and approved for Pre Certification is expected anytime	USGBC – Gold & Platinum	
Court Order (if applicable)	NA	NA	NA
Other approvals (If any) Mangroves presence NOC from collectors office Mumbai and revenue & forest dept. Mumbai	NA	NA	NA

Following changes in the proposed expansion with reference to earlier EC accorded to the project:

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
1.	Plot Area (sq.mt.)	38,857.00	- 83,853.83	Due to amalgamation of new plots
2.	Built-up area as per FSI (sq.mt.)	141,518.10	FSI for Rehab = 154301.73 FSI for Sale building = 203046.14 (including Fungible) Total = 357,347.88	

3.	Non FSI area (sq.mt.)	123,252.23	Rehab = 38698.27 Sale building = 246953.85 Total = 285,652.12	
4.	Total Construction built-up area (sq.mt.)	264,770.33	Rehab = 193000 Sale = 450000 Total = 643,000.00	
5.	Ground coverage area (sq.mt.)	9,772.34	16,514.67	

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
6.	Building details	Rehabilitation: 14 buildings with G+ 10-22 floors Flats = 2228 Nos. Shops=140 Nos. Balwadi + Welfare Centre + Society Office = 67 Nos.	Rehabilitation: 25 buildings with G + 30 floors Flats = 4502 Nos. Shops=141 Nos. Balwadi + Welfare Centre + Society Office =127 Nos.	11 buildings added.
		Sale: 2 Towers i. e Tower A & Tower B Tower A: 3 basement + LG +UG+ 4 podiums + 1 to 57 th floor. Flats = 30 Nos. Tower B: 3 basement + LG + UG + 4 podiums + 1 to 11 floor	Sale: 2 Towers ie Tower A & Tower B Tower A : 3 Basement + LG + UG + 4 podium to 89 Floors (Residential). Flats = 260 Nos. (Note – This tower is now named as Tower B) Tower B: 3 Basement + LG + UG. + 4 podium to 31 Floor (Hotel) + Floor 32 to Floor 65 (Residential) + Helipad. Hotel rooms = 250 Nos Residential flats = 56 Nos (Note – This tower is now named as Tower A)	
7.	Green cover area (sq.mt.)	4,164.18	8,007.58	R.G
8.	Total Water requirement	2,713.00	Rehab = 3093 Sale buildings = 651	No. of flats increased in

	(m ³ /day)		Total = 3744	Rehab & Sale building
9.	Sewage generation (m ³ /day)	1,643.00 (Rehab = 1376 & Sale = 276)	Rehab = 2800 Sale buildings = 593 Total = 3393	No. of flats increased in Rehab & Sale building
10.	Solid waste (Kg/day)	6,869.00	Rehab = 11583 Sale = 1615 Total = 13198	

Sr.No.	Details	EC Received as on 6 th March 2012 (No.SEIAA-2011/4868/CR-107/2011)	Proposed Amendment for EC	Remarks
11.	Parking	1432	1726	Increase due to increase in residential flats
12.	DG set	Rehab - 1 no. 1000 KVA Sale - 5 x 2500 KVA	Rehab - 2 x 500 KVA Sale - 2 x 2500 KVA + 2 x 2000 KVA + 2 x 500 KVA	Reduced due to use of energy efficient lights
13.	Maximum demand (KW)	Rehab - 3830 Sale - 9233	Rehab - 4250 Sale - 12024	Increase due to increase in residential flats (Rehab & Sale building)

3. The proposal has been considered by SEIAA in its 77th & 92nd meetings & 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 :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. 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.

- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) 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.
- (xv) 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.
- (xvi) 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).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) 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.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) 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.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) 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.
- (xxix) 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.
- (xxx) 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.
- (xxxi) 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.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.

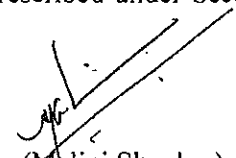
(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SELAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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.
- (viii) 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>.
- (ix) 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.
- (x) 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.
- (xi) 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.

- (xii) 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.
- (xiii) 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 7 years as per MoEF&CC Notification dated 29th April, 2015.
 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 (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.

2. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. 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).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Mumbai.
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Mumbai
11. Select file (TC-3)

(EC uploaded on 28/01/2016)

Government of Maharashtra

No. SEIAA-2011/4868/CR-107/2011
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 6th March, 2012

To,
M/s. Skylark Buildcon Pvt. Ltd.
402, 54-B, Sagar Avenue, 4th Floor,
Junction of SV Road, & Lallubhai Park Road,
Andheri (W), Mumbai - 400 058
Telephone No. 022 - 6675 3911/66842500

Subject: Modification in EC for "Skylark Heights" amalgamated SRA scheme at CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai by M/s. Skylark Build.

Reference- 1. Even number Environment Clearance letter dated 23rd March, 2009
2. Minutes of 43rd meeting of SEIAA held on 12th/13th January, 2012

Sir,

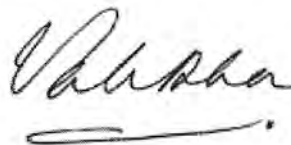
This has reference to your communication on the above mentioned subject.

2. Project information from documents submitted by you & considered by SEAC & SEIAA was summarized in even number environment clearance letter dated 23rd March, 2009.

Brief Information of the project is summarized as below:

Project Proponent	:	M/s. Skylark Build
Location of the project	:	CS No. 286 (pt), FP No. 1076 and 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai
Type of Project	:	Construction project - SRA
Building configuration	:	Rehab: <ul style="list-style-type: none">• 14 buildings with G + 10-22 floors; Flats: 2228 nos., shops: 140 nos., balwadi / welfare centre: 67 nos. Sale: <ul style="list-style-type: none">• Tower A: 3 basement+LG+UG+4Podium+1st to 57th floors; flat: 30 nos.• Tower : 3 basement+LG+UG+4Podium+1st to 11th floors with commercial area, shopping and food court
Plot area	:	38,857.50 sq. m.
Built up area	:	<ul style="list-style-type: none">• FSI Area: 1, 41, 518.10 Sq. m.• Proposed Total Built-up Area (FSI & Non-FSI) : 2,64,770.33

- 1 -



		Sq. mt.
Estimated cost of the project	:	Rs. 717 Crores
Rain Water Harvesting (RWH)	:	2 nos. of rain water harvesting tanks of capacity 190 m3 each Recharge pits and 4 nos. infiltration wells
Total Water Requirement	:	<ul style="list-style-type: none"> • Fresh Water: 1152 m3/day • Recycled Water: 1561 m3/day • Sewage generation Total Sewage: 1643 m3/day (For Rehabilitation: 1367 m3/day and For Sale:276 m3/day) • STP technology: SAFF • Capacity of STP: For Rehabilitation : 1400m3 • For Sale Building: 300 m3
Solid waste management	:	<ul style="list-style-type: none"> • Dry quantity :- 2779 kg/day • Wet quantity :- 4090 kg/day • E-Waste & Hazardous waste: 241 kg/Annum • STP Sludge (Dry sludge): 250 Kg/day <p>Mode of Disposal:</p> <ul style="list-style-type: none"> • Wet garbage will be treated in an Organic Waste Converter (OWC) • Dry garbage shall be handed over to the authorized recycler. • E-Waste will be handed over to the authorized recycler. • Waste oil which is generated due to usage of DG sets shall be stored and subsequently given to the authorized hazardous waste management agencies recognized by SPCB. • Dried sludge from STP will be used as manure.
Green Belt Development	:	R. G. Area: 4164.17 Sq. mt. Inside the plot: - 234 Nos.
Traffic Management	:	parking spaces : 1432 nos.
Energy	:	<p>DG sets • 1No. of D.G. Set of capacity 1000 kVA for rehabilitation building.</p> <p>• Total 5 nos. D.G. Sets of capacity 2500 KVA each for sale building.</p> <p>Energy requirement Maximum Demand : Rehabilitation: 3830 KW and Sale: 9233 KW</p> <p>Energy conservation</p> <ul style="list-style-type: none"> • Building automation system to monitor and control HVAC and electrical equipment. • Low IKW / TR Centrifugal chillers for HVAC. • Variable speed pumping system for chilled water secondary pumping for HVAC. • Highly efficient motors. • Capacitor banks to improve power factor. • Compact fluorescent lamps. • Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserves energy. • Use of low SGSH glazing to reduce air conditioning loads and thereby conserves energy. • Use of Solar water heater for all sale residential apartments

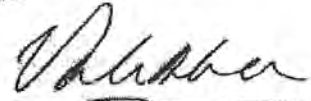


thereby conserves energy.

- Use of exhaust air heat recovery wheel.
- Use of solar CFL fixtures for office apartment.
- 28% energy shall be saved per year by using all energy saving methods.

Environmental Management plan	Construction phase: Rs. 11.66 lakhs • Operation Phase: Rs. 1671.01 lakhs Operational & Maintenance Cost: Rs. 1063.78 lakhs/annum
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3. Modifications in Environmental Clearance are subject to the condition that SIP for the occupied rehabilitation component and development of green plot should be definitely completed before 30th June 2012. Terms and conditions stipulated in even number environment clearance letter dated 23rd March, 2009 remains the same.



(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 Kerala.
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.
8. Commissioner, Brihan Mumbai Municipal Corporation, Mumbai.
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).

GOVERNMENT OF MAHARASHTRA

No. MoEF-21-72/2008-IA-III/TC1
Environment Department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai - 400 032,
Dated: 23.03.2009

To,

M/s. Skylark Build

402, 54 - B, Sagar Avenue,
4th floor, Junction of S.V. Road & Lallubhai Park Road,
Andheri (w), Mumbai-400 058

Subject: Environmental Clearance for "Skylark Heights" Amalgamated SRA Scheme at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai - 400 025, State - Maharashtra.

Dear Sir,

1. I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form I, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the State Level Environment Impact Assessment Authority (SEIAA) in its 7th meeting held on 18th March, 2009. The project details are as per **Annexure - I**

2. The SEIAA after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Department hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned in **Annexure - II**.



(Valsa Nair-Singh)
Secretary, (Environment)

ANNEXURE I

Project Details:

1. The project proponent is proposing to development of "Skylark Heights" by Skylark Build (Amalgamated SRA Scheme) located at C.S. NO. 286 (pt) FP No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai at a cost of Rs.717 crore. Total plot area is 39,701 sq. m. The total proposed built up area is 264770.33 sq. m. Or as actually approved by Municipal Corporation Greater Mumbai (MCGM) considering height restriction if any by the Civil Aviation department.
2. Total water requirement during construction phase shall be 121 M³/Day and in operational phase water requirement shall be 2713 m³/day out of that 1643 m³/day of wastewater shall be generated.
3. Generated Sewage shall be treated in sewage treatment plant (STP) having Capacity of 1400 m³/day for Rehab building and 300 m³/day capacity for Sale Building. The wastewater quality of treated water shall be BOD 20 mg/L, COD 50 mg/L among other parameters as agreed. Treated wastewater shall be utilized for gardening, flushing and cooling tower make up. And their will not be any discharge into MCGM sewer line.
4. Solid waste (Dry garbage) generated shall be 2779 Kg/Day and Wet garbage generated shall be 4090 Kg/Day. Dry waste segregated into Recyclable and Non-recyclable waste and disposed through recycling of recyclable dry waste through contractors. Wet waste disposed to MCGM or treated in Organic Waste Converter System.
5. E- waste and STP sludge around 250 Kg/day shall be disposed off through the authorized Waste Management Agencies approved by MPCB.
6. Rainwater shall be collected from rooftop. Rainwater shall be collected and stored in 2 Nos. of rainwater collection tank of capacity 193 M³, and surplus rainwater shall be recharge through recharge pits and 4 Nos. of Infiltration wells (3 m dia x 3 m depth).
7. Area under green belt shall be 4165 m² and 234 Nos. of trees of indigenous varieties shall be planted.
8. As per existing DC Rule 548 car parking shall be provided. However, actually car parking shall be as permitted by MCGM as per relevant Provision.



9. Power Requirement for Rehab Building shall be 3814 KW and for Sale building 9233 KW. D.G. Set of 1000 KVA for Rehab Building and 5 sets of 2500 KVA each for Sale Building along with energy conservation devices i.e. CFL, HVAC, sensors, etc for saving up to 47,02,885 units/year shall be provided.
10. The cost of Environment Management Plan during Construction phase shall be Rs.11.66 Lakh. And During operation phase EMP capital cost shall be Rs.1671.01 Lakhs and Operation and maintenances cost shall be Rs. 1063.78 lakhs /annum. For Sale Building, a corpus fund of Rs. 320 Lakhs shall be provided and handed over to environmental management facility. For Rehab building project proponent shall operate and maintain all facilities up to 10 years from the issue of occupation certificate.
11. Energy conservation measures:
- Building automation system to monitor and control HVAC and electrical equipment.
 - Low IKW/TR Centrifugal chillers for HVAC.
 - Variable speed pumping system for chilled water secondary pumping for HVAC.
 - Highly efficient motors.
 - Capacitor banks to improve power factor.
 - Use of compact fluorescent lamps.
 - Capacitor banks to improve power factor.
 - Use of energy efficient CFL/T5 Lamps in common area lightning, podium lightening & street lighting.
 - Use of programmable timers for switching ON/OFF of common area lightning, podium lightening & street lighting.
 - Designing Alternate circuits for lighting.
 - Use of group controls in case of elevators.
 - Use of thermal insulation for roofs to reduce air conditioning loads and thereby conserving energy.
 - Use of low SHGC double-glazing to reduce air conditioning loads and thereby conserving energy.



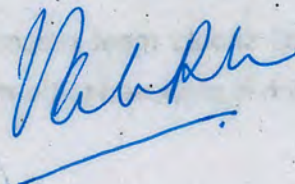
ANNEXURE II

PART A- SPFCIFIC CONDITIONS

I. Construction Phase

- (i) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
- (ii) All required sanitary and hygienice measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (v) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vi) 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.
- (vii) 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.
- (viii) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (ix) 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.
- (x) 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.

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- (xi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xii) 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.
- (xiii) 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.
- (xiv) 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).
- (xv) Ready mixed concrete must be used in building construction.
- (xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xix) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xx) 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.
- (xxi) Use of glass may be reduced upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxiii) 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

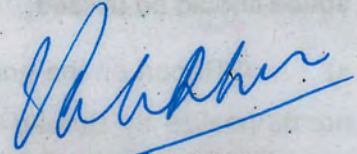
- vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.
- vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts above the highest ground water table.
- viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix) 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.
- x) A Report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc. and submit to the Ministry in three months time.
- xi) 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.
- xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

- 1 Six monthly monitoring reports should be submitted to the Department and MPCB
2. Officials from the MPCB who would be monitoring the implementation of environmental safeguards should be given full co-operation, facilities and documents/ data by the project proponents during their inspection. A complete set of all the documents submitted to Department should be forwarded to the MPCB

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3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
4. The Department reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
5. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

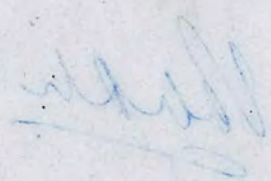


**Member Secretary, SEIAA,
Maharashtra State.**

Copy to: -

1. **The Secretary, Department of Environment, Government of Maharashtra.**
2. **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).**
3. **Guard file.**

एच-२८९२-२३।



MAHARASHTRA POLLUTION CONTROL BOARD

Tel : 2402 0781 / 2401 0437
Fax : 2402 4068
Visit us at :
Website : <http://mpcb.mah.nic.in>
E-mail : mpcb@vsnl.net



Kalpataru Point,
2nd , 3rd & 4th floor,
Opp. Cineplanet,
Near Sion Circle, Sion (E),
Mumbai - 400 022.

Infrastructure Project/LSI.

Consent No. BO/RO (P&P)/EIC No. MU-1067-08/E/CC- 169

Date: 03/05/2009

Consent to Establish is granted to **M/s Skylark Heights (Amalgamated Slum Rehabilitation Scheme)**

Constn. Of Slun Residential Bldgs. Of Shree Sai Sundar Nagar, CHS under SRA scheme on plot bearing CS No 286 (pt), FP No. 1076 & 1078, of TPS IV of Mahim Division, Dr Annie Besant Road, Worli, Mumbai- 25

located in the area declared under the provisions of Water Act (P&CP) 1974, Air Act (P&CP), 1981 and Authorization under the provisions of H.W (M & H) Rules and amendments thereto subject to the provisions of the Acts and the Rules and the Orders that may be made further and subject to the following terms and conditions :-

1. **The Consent to Establish is valid up to Commissioning of the Project.**

For development of land/plot as new construction activities for construction of rehabilitation project named as **M/s Skylark Heights (Amalgamated Slum Rehabilitation Scheme)** Constn. Of Slun Residential Bldgs. Of Shree Sai Sundar Nagar, CHS under SRA scheme on plot bearing CS No 286 (pt), FP No. 1076 & 1078, of TPS IV of Mahim Division, Dr Annie Besant Road, Worli, Mumbai- 25, on **total plot area of 39701 sq mtrs & total Built up area 264770.33 sq. mtrs** including utilities of rehabilitation project and services such as per construction commencement certificate issued by local body.

2. **CONDITIONS UNDERTWATER (Prevention & Control of Pollution) ACT, 1974: -**

(i) The quantity of sewage effluent from above construction project shall not exceed **1643 M³/Day**.

(ii) **Sewage Effluent Treatment:** The Applicant shall provide a comprehensive sewage treatment plant and treatment as is warranted with reference to influent quality and corresponding mode of disposal and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards: -

(1)	Suspended Solids	Not to exceed	100	mg/l.
(2)	BOD 3 days 27 CC.	Not to exceed	100	mg/l.

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 used on own land for gardening & discharge into MCGM sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.

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

Project proponent shall operate STP for five years from the date of obtaining Occupation Certificate.

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

The total quantity shall be segregated and treated as follows: -

Sr	Type of Segregated solid waste	Quantity	Treatment	Disposal
1	Dry Garbage	2779 Kg/Day		Landfill MSW site of MCGM
2	Wet Garbage	4090 Kg/Day	Composting	Proposed site



3. Other Conditions: -

1. 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.
2. This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
3. 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.
4. There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
5. Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable;
6. 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 handling 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. The 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.



:3:

- 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.

4. The Applicant shall comply with all the provisions of, the Water (Prevention and Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and Rules as Amended, 2003 and Rules there under: -

The daily water consumption for the following categories shall not exceed, as under

(i) Domestic	From ULB (In CMD)	From other Sources (In CMD)
a) Domestic	1827	NA
b) AC cooling	886	NA
c) Club House & Gym	---	NA
d) Flushing	---	NA
e) Agriculture/Gardening	20	NA

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

- (I) The Applicant may install 06 no. of diesel generating sets (DG Sets), of capacity 05 x 2500 KVA and 01 x 1000 KVA 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: -

Standards for emissions of air Pollutants

i)	SPM/TPM	Not to Exceed	150	mg/Nm ³
ii)	SO ₂ (DG set)	Not to Exceed	200	Kg/day

(II) **The following measure shall be taken.**

- a) Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, RSPM.
- b) 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 patterns**

No.	Type of Fuel	Quantity
01	LDO	574 Kg/Hr

(IV) **The Applicant shall erect the Chimney (s) of the following specifications**

No.	Chimney attached to DG	Height above roof of Bldg
1	DG set 05 x 2500 KVA	15 mtrs each
2	DG set 01 x 1000 KVA	10 mtrs each



(V) **Conditions for DG Sets: -**

1. Noise from DG Sets shall be controlled by providing acoustic enclosure or by treating the room acoustically.
2. Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 shall be done at different points at 0.5 meters from acoustic enclosure/ room and then average.
3. The Applicant should make efforts to bring down noise level due to DG Set, outside the premises, with ambient noise level requirements by proper setting and control measures.
4. Installation of DG Set must be strictly in compliance with recommendations of DG set manufacturer;
5. A proper routine and preventive maintenance procedure for DG Set shall be set and followed in consultation with the DG manufacturers, which would help to prevent noise levels of DG Sets from deteriorating with use.
6. The DG set shall be operated only in case of power failure. The applicant shall make arrangement for regular electrical power.
7. The Applicant shall not cause any nuisance in the surrounding area due to operation of DG sets.
8. In case of problems, the D.G. set shall not be operated until it is set back to satisfactory position.

(VI) **Other Conditions:**

- a) The Applicant shall provide ports in the chimney 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 chimneys shall be numbered, 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).
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 HW (M & H) & AMENDMENT RULES 2003**
The applicant shall not generate 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. This consent is issued subject to obtaining revised permission from Slum Rehabilitation Authority in the proposed total plot area.
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 consent is issued pursuant to the decision of Consent Appraisal Committee Meeting held on 26.05.2009.
14. The applicant shall comply with conditions of Environmental Clearance granted by GOM vide No MoEF-21-72/2008-IA-III/TCI dated 23.03.2009
15. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant;
16. The capital investment of the project is Rs. 717/- Crores

To

**M/s Skylark Heights (Amalgamated
Slum Rehabilitation Scheme)**

Constn. Of Slun Residential Bldgs. Of Shree Sai
Sundar Nagar, CHS under SRA scheme
on plot bearing CS No 286 (pt), FP No. 1076
& 1078, of TPS IV of Mahim Division,
Dr Annie Besant Road, Worli, Mumbai- 25

For and on behalf of the
Maharashtra Pollution Control Board



(Signature)
(Sanjay Khandare)
Member Secretary

Copy forwarded with compliments to
The Collector, Mumbai

Copy to

1. Regional Officer, Mumbai, MPCB,
2. Sub Regional officer, Mumbai, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of

Amount	DD No.	Date	Drawn on
Rs 614150/-	043941	11.12.2008	Union Bank of India
Rs 103000/-	045333	03.06.2009	Union Bank of India

220

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : - 24010437/24020781/24014701

Fax : - 24044532 / 24023516

Email :- enquiry@mpcb.gov.in

Visit At:- http://mpcb.gov.in



Kalpataru Point, 3rd & 4th floor, Sion-
Matunga Scheme Road No. 8, Opp.
Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400 022

Infrastructure/Orange/L.S.I

Consent order No: Format 1.0/BO/ROHQ/CO/CAC-679

Date: 22/01/2014

To,

Skylark Buildcon Pvt. Ltd.,
C.S.No. 286 (pt), F.P.No. 1076, 1077 and
1078 of TPS- IV of Mahim Division,
Dr. A.B.Road, Worli, Mumbai – 25

Sub : Consent to Operate (Part) in Orange category.

Ref : 1) Minutes of CAC meeting held on 08/01/2014

Your application CO 1303000148

Date: 06/03/2013

For: Consent to Operate (part).

Under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to Operate is granted for a period upto:- 31/10/2014
2. The Capital investment of the part Project is Rs. 38.15 Crs. (As per CA certificate).
3. The Consent to Operate (part) is valid for rehabilitation building no 7,8,10,11,12,13 project develop by M/s. Skylark Buildcon Pvt. Ltd., at C.S.No. 286 (pt), F.P.No. 1076, 1077 and 1078 of TPS- IV of Mahim Division Dr. A.B.Road, Worli, Mumbai-25, Mumbai. on total plot area of 39,957.50 Sq. mtrs and part operate for Builtup area 28,413.40 sq.mtrs out of total construction builtup area of 2,64,770.0 Sq. mtrs. As per construction commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge	Standards to be achieved	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	413.0 CMD	As per Schedule -I	60% shall be reused & recycled and remaining shall be discharged in municipal sewer.

Page 1 of 6

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

Sr. No.	Description of stack / source	Number of Stack	Standards to be achieved
1.	DG sets (1000 KVA)	1	As per Schedule -II

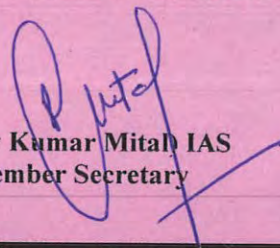
6. Conditions under Municipal Solid Waste (Management and Handling) Rule,2000

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Biodegradable Waste	312.0	Kg/Day	On site Composting	Used as manure
2.	Non Biodegradable Waste	449.0	Kg/Day	Segregation	By sale
3.	STP Sludge	25.0	Kg/D	---	Used as manure

7. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
9. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEIAA-2011/4868/CR-107/2011 dated 6th March 2012.
10. Applicant shall submit of an affidavit within 15 days in the prescribed format regarding the part of the built up area/ building for which application for consent to 1st operate is made and that the same is included in the Environment clearance accorded.

For and on behalf of the
Maharashtra Pollution Control Board




(Rajeev Kumar Mital) IAS
Member Secretary

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	75,100.0	307110	22/02/2013	Union Bank of India

Copy to:

1. Regional Officer, MPCB, Mumbai, and Sub-Regional Officer, Mumbai-I, They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your consent application, you have proposed to provide the sewage treatment system with the design capacity of 1400.0 CMD.

B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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	Detergent	Not to exceed	01 mg/l.

C] The treated domestic effluent shall be 60% recycled and reused for flushing, fire fighting and cooling of Air conditioners etc. The remaining shall be discharged into Municipal sewer/ utilized on land for gardening after conforming to above standards. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly /indirectly at any time.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.
- 3) The firm 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made thereunder for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	494.0

- 5) The firm shall provide Specific Water Pollution control system as per the conditions of EPAct,1986 and rule made there under from time to time/ Environmental Clearance.



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Schedule-II

Terms & conditions for compliance of Air & Noise Pollution Control:

1. As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-

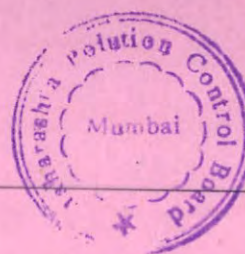
Sr. No.	Stack Attached To	Height in Mtrs. (Above roof top)	Type of Fuel	Quantity
1.	DG sets (1000 KVA)	5.0	HSD	121 Lits/Hr.

* D.G. Set shall be operate only in case of power failure.

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:

Particulate matter	Not to exceed	150.00 mg/Nm ³ .
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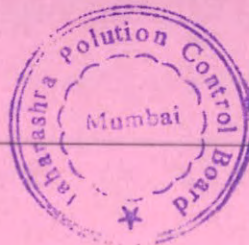
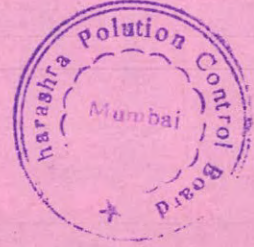
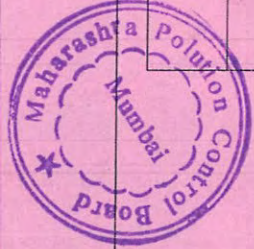
3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/aiteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary)
5. Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.



[Handwritten Signature]

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Establish operate	Rs. 10.0 lakhs	15 days	Rs. 10 lakhs for ensuring the compliance of the EC condition and Operation and maintenance of pollution control system.	30/10/2014	28/02/2015



[Handwritten Signature]

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEIAA-2011/4868/CR-107/2011 dated 6th March 2012.
- 2) 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.
- 3) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling) Rule 2011.
- 4) 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.
- 5) The applicant shall install a separate meter showing the consumption of energy for operation of sewage treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- 6) 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.
- 7) 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) 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 55 dB(A) during day time and 45 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.
 - d) 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.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) 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.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 8) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 9) 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.
- 10) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 11) The treated sewage shall be disinfected using suitable disinfection method.
- 12) 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.
- 13) **The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.**



MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Consent order No. Format1.0/BO/CAC-Cell/UAN No. 0000016518/E/7thCAC-1903000839
Date- 15/03/2019

To,
M/s Skylark Buildcon Pvt. Ltd.,
F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim division,
C.S. No. 286 (pt.) & 912 of Lower Parel Division,
Dr. Annie Besant Road, Worli, Mumbai – 400 025.

Subject: Grant of Consent to Establish for construction of residential & hotel building under SRA Scheme in Red Category.

Ref.: 1. Previous Consent to Establish No. BO/RO(P&P)/EIC No. MU-1067-08/E/CC-169 dtd. 03/06/2009.
2. Minutes of Consent Appraisal Committee meeting held on 11/12/2017.

Your application No. 0000016518 Dated 24/11/2016

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

1. The Consent to Establish is granted for period up to commissioning of the project or up to 31/05/2019 whichever is earlier.
2. The capital investment of the project is Rs. 996.36 Crs as per undertaking submitted by the project proponent.
3. The Consent to Establish is granted for construction of residential & hotel building under SRA Scheme M/s Skylark Buildcon Pvt. Ltd. at plot bearing F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim division, C.S. No. 286 (pt.) & 912 of Lower Parel Division, Dr. Annie Besant Road, Worli, Mumbai – 400 025 on total plot area 83,853.83 sq. mtrs. for total construction BUA 6,43,000 sq. mtrs. including utilities and services of project as per Environmental Clearance granted vide No. SEAC-2013/CR-135 (I)/C-1 dtd. 28/01/2016 and construction permission issued by the Local Body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	2,955	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	DG Sets (4x500, 2x2,000 & 2x2,500 KVA)	8	As Per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
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1	Biodegradable	6,822 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	4,616 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	75 Kg/D	---	Used as manure for gardening

7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste:

Sr.No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
1	Used/ Spent Oil	5.1	As actual	Ltrs./A	--	Sale to Auth. Party/ Recycler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall submit BG of Rs. 25 Lakh towards compliance of Environment Clearance and Consent to Establish conditions.
12. Project Proponent shall submit an affidavit in prescribed format regarding compliance of conditions of Environment Clearance and Consent to Establish conditions.
13. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
14. 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 used on land for gardening and connected to the sewerage system provided by local body.
15. Project Proponent shall install online monitoring system for parameters BOD, TSS and flow at outlet of Sewage Treatment Plant.

For and on behalf of the
Maharashtra Pollution Control Board



(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 19,92,720/-	0184364	05/07/2017	Union Bank of India

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-I), M.P.C. Board.
- They are directed to ensure compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have provided STP of designed capacity 460 CMD for the treatment of 413 CMD sewage generated from Rehabilitation Building Nos. 7, 8, 10, 11, 12 & 13 and proposed to provide 2 nos. of STPs of total designed capacity 3,380 CMD (580 CMD & 2,800 CMD) with RMBR Technology for the treatment of 2,955 CMD sewage.

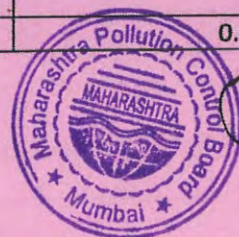
B) The Applicant shall operate the Sewage Treatment Plants (STPs) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual Chlorine	1 ppm

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 used on land for gardening and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/ indirectly at any time.

- 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 an 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. The applicant shall consume water for various purposes as follows:

1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	3,380
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.	For gardening	0.00



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity &UoM	S%	SO ₂ (Kg/day)
1	D.G. Sets (4 x 500 KVA)	Acoustic Enclosure	10	HSD	500 Kg/Hr	1	240
2	D.G. Sets (2 x 2,000 KVA)	Acoustic Enclosure	10	HSD	1,000 Kg/Hr	1	480
3	D.G. Sets (2 x 2,500 KVA)	Acoustic Enclosure	10	HSD	1,250 Kg/Hr	1	600

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 Particulate matter	Not to exceed	150 mg/Nm ³
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to E	Rs. 25 Lakh	Within 15 days	Towards compliance of the conditions of the Consent to Establish & Environmental Clearance	31/05/2019	Up to 30/09/2019

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.



Maharashtra Pollution Control Board

Schedule-IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	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.

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 Municipal Solid Waste (Management & Handling) Rule 2000, 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 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 Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

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MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd - 4th Floor
Opp. Cine Planet Cinema,
Near Sion Circle, Sion (E)
Mumbai-400 022.

Consent order No. Format 1.0/BO/CAC-Cell/UAN No. 0000020490/O/3rdCAC- 1903001468
Date- 26/03/2019

To,
M/s Skylark Buildcon Pvt. Ltd.,
F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim division,
C.S. No. 286 (pt.) & 912 of Lower Parel Division,
Dr. Annie Besant Road, Worli, Mumbai – 400 025.

Subject: Grant of renewal of Consent to Operate (Part) for Rehabilitation Building Nos. 7, 8, 10, 11, 12 & 13 under SRA Scheme in Red Category.

Ref.: 1. Previous Consent to Operate No. Format 1.0/BO/ROHQ/CO/CAC-679 dtd. 22/01/2014 valid up to 31/10/2014.
2. Minutes of Consent Appraisal Committee meeting held on 18/08/2017.

Your application No. 0000020490 Dated 02/02/2017

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Consent to Operate (Part) is granted for period up to 31/10/2020.
2. The capital investment of the project is Rs. 38.74 Crs as per C.A. Certificate submitted by the project proponent (the capital investment of whole project is Rs. 996.36 Crs).
3. The Consent to Operate is granted for Rehabilitation Building Nos. 7, 8, 10, 11, 12 & 13 under SRA Scheme M/s Skylark Buildcon Pvt. Ltd. at plot bearing F.P. No. 1076, 1077, 1078 of TPS-IV of Mahim division, C.S. No. 286 (pt.) & 912 of Lower Parel Division, Dr. Annie Besant Road, Worli, Mumbai – 400 025 on total plot area 38,857.50 sq. mtrs. for construction BUA 28,413.40 sq.mtrs. out of total construction BUA 2,64,770 sq. mtrs. including utilities and services of project as per construction permission issued by the Local Body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	413	As per Schedule -I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	DG Sets (1,000 KVA)	1	As Per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule, 2000:

Sr. No.	Type Of Waste	Quantity	Treatment	Disposal
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1	Biodegradable	312 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	449 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	25 Kg/D	---	Used as manure for gardening

7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste:

Sr.No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
1	Used/ Spent Oil	5.1	As actual	Ltrs./A	--	Sale to Auth. Party/ Recycler

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall extend/ top up the BG to form total sum of Rs. 25 lakh towards O&M of pollution control system.
12. Project Proponent shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit within 6 months time period and shall submit BG of Rs. 10 lakhs for the same.
13. 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.
14. Project Proponent shall install online monitoring system for parameters BOD, TSS, flow at the outlet of Sewage Treatment Plant with a period of three months and submit Bank Guarantee of Rs. 5 lakh towards the compliance of the same.

For and on behalf of the
Maharashtra Pollution Control Board



(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 2,25,000/-	TXN1802002014	16/02/2018	--
2	Rs. 3,00,000/-	7605312	27/02/2018	Union Bank of India

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-I), M.P.C. Board.
- They are directed to ensure compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

1) A) As per your application, you have provided STP of designed capacity 460 CMD with RMBR Technology for the treatment of 413 CMD sewage.

B) The Applicant shall operate the Sewage Treatment Plants (STPs) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual Chlorine	1 ppm

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 used on land for gardening and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/ indirectly at any time.

- 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 an 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. The applicant shall consume water for various purposes as follows:

Sr. No.	Purpose/ Q. of water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	494
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.	For gardening	10



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
1	D.G. Set (1,000 KVA)	Acoustic Enclosure	5	HSD	121 Kg/Hr	1	

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 Particulate matter	Not to exceed	150 mg/Nm ³
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3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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).



Maharashtra Pollution Control Board

Schedule-III

Details of Bank Guarantees

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to R	Rs. 25 Lakh	Within 15 days	Towards O&M of pollution control system	31/10/2020	Up to 28/02/2021
2	C to R	Rs. 10 Lakh	Within 15 days	Towards achieving the treated domestic effluent standard for the parameter BOD- 10 mg/lit within 6 months time period	31/10/2020	Up to 28/02/2021
3	C to R	Rs. 5 Lakh	Within 15 days	Towards installation of online monitoring system for parameters BOD, TSS, flow at the outlet of STP with a period of three months	31/10/2020	Up to 28/02/2021

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.



Maharashtra Pollution Control Board

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 Municipal Solid Waste (Management & Handling) Rule 2000, 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 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 Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.**

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PUBLIC NOTICE

NOTICE is hereby given to public at large that Mr. Dinesh S. Amins and Mr. Raju Y. Salian are in the process of negotiating to sell to our clients, being group of different persons, the shops and flats constructed on ground and first floor of the building known as Mira Apartment, Village Mira, Taluka & District Thane alongwith all ownership rights, title and interest thereon.

All persons having any claims of any nature whatsoever in the said property by way of sale, exchange lease, license, trust, lien easements, inheritance, possession, attachment, lispendence. Mortgage, charge, gift or otherwise, howsoever, are hereby required to make the same known with copies of all supporting documents to Advocate Shri. J. G. Bhanushali, having office at 8/109, 1st floor, left wing, Esplanade Mansion, 144, M. G. Road, Kalaghoda, Mumbai - 400 023, within 7 days of publication of this present notice, failing which the same shall be deemed to have been unclaimed and negotiations will be completed without reference to such claims.

Schedule of Property

Shop NO. 2 admeasuring 180 sq. ft.
Shop No. 3 admeasuring 203 sq. ft.
Flat No. 1A, admeasuring 330 sq. ft.,
Flat No. 2 A admeasuring 440 on the ground floor and flat No. 102 in A wing on first floor admeasuring 465 sq. ft. collectively admeasuring 1618 sq. ft. located at building known as Mira Apartments, build on old survey No. 50/6, new survey No. 103, Hissa No. 3 (part), 6 and 7 at village Mira, Taluka and district Thane on western express high way within local limits of Mira-Bhayander Municipal Council.

on the said property, signed by the unauthorized persons, so as to take further decisions, as may be necessary.

Schedule Herein Above Referred To

All that piece and parcel of land bearing Old Survey No. 19 and 20 and corresponding to old CTS No. 240 as per Town Planning and C.T.S. No. 22, OP. No. 250, F.P. No. 457, T.P.S. III, Borivali lying and situated at Village Borivali, Gorai Road, Taluka-Borivali in the sib-registration District Borivali and Registration District Mumbai Suburban within the local limits of Municipal Corporation of Greater Mumbai, R/North Ward.

Dated this 02nd day of September 2009

For Image Developers,

Sd/-
Segment Developers Pvt. Ltd.
(Partner)

(Through its Director Basant Sethia)
704, Shukra Shopping Centre,
Goushala Lane, Malad (East),
Mumbai 400097.

SHANGRILA FOOD PRODUCTS LIMITED

Regd. Office:
Great Social Building,
60, Sir Phirozshah Mehta
Road, Mumbai-400 001

NOTICE

Notice, pursuant to section 154 of the Companies Act, 1956, is hereby given that the Register of Members and the Share Transfer Books of the Company will remain closed from Wednesday, 23rd September, 2009 to Wednesday, 30th September, 2009 (both days inclusive).

By Order of the Board
For Shangrila Food
Products Ltd.

A. K. Jasarapuria
Accounts Manager

Mumbai
Date : 24.08.2009

PUBLIC NOTICE

Notice is hereby given that MRS. SAROJBALA RAM AURORA is negotiating with me for sale of Unit No. 4 on the Second Floor alongwith Terrace in Raja Industrial Estate, situated at PK Road, Mulund (West), Mumbai-400080 and Shares bearing Nos. 1661 to 1670 (Share Certificate No. 167) of Raja Ind. Premises Co

having any claim on the said Flat No. E-1202 and Share Certificate No. 160 as and by way of lease, sub-lease, licence, sale, exchange, arrangements, partnership, mortgage, gift, trust, inheritance, lien, charge, custody or in any other manner whatsoever, are hereby required to make the same known in writing with the documentary proof in support thereof to us, at our Registered Office, within 20 (Twenty) days from the date hereof, after which period any claim/s made if any, shall be disregarded and shall be treated as ignored, waived and abandoned AND the Society will complete the process of issue of Duplicate Share Certificate.

For Swagat Co-operative
Housing Society Ltd.

Sd/-
SECRETARY

Date: 1-9-2009

WESTERN RAILWAY

MODIFICATION OF AIR BRAKE PIPELINES

Tender Notice No. CW/PO/WC/2009/02 Date 28/08/2009. Chief Workshop Manager, Carriage Repair Workshop, Western Railway, N. M. Joshi Marg, Lower Parel, Mumbai - 400 013 on behalf of the President of India, invites Sealed Tender for the following work. Name of The Work with Its Location: Modification of Air Brake pipelines of LHB Coaches. Qty. 240 Sets (60 coach set). Approx. Estimated Cost: Rs.15,73,680/- Cost of Tender Form: Rs.2,000/- (non-refundable) Address of The Office from where the Tender Form can be Purchased: SSE/Estimate/PL Chief Workshop Manager's Office, Carriage Repair Workshop, N.M. Joshi Marg, Lower Parel, Mumbai - 400 013. Earnest Money to be Deposited: Rs.31,475/- Completion Period of The Work: 12 Months. Date & Time for Closure for Submission of Tender Document : 14.00 Hrs. on 06/10/2009. Tender Opening Date and Time: 15.00 Hrs. on 06/10/2009. Website Particulars: www.wr.indianrail.gov.in Any other information required can be obtained from the office of Chief Works Manager, Carriage Repair Workshop (Mechanical) Lower Parel, Mumbai - 400 013, during working hours.

To Book Season Tickets / Rail Reservation Online log on to www.irctc.co.in

PUBLIC NOTICE

This is to inform that the project known as "Skylark Heights" Saisundar Nagar located at C.S.No. 286 (Pt) Ft No. 1076 & 1078 of TPS IV of Mahim Division, Dr. Annie Besant Road, Worli, Mumbai- 400025 Maharashtra, has been accorded Environmental Clearance and copies of the clearance letter are available with the Maharashtra Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at http://www.envfor.nic.in.

For
M/s. Skylark Build
402,54-B, Sagar Avenue, 4th floor, Junction of S.V.Road & Lallubhai Park road, Andheri (W), Mumbai- 400 058

INOX AIR PRODUCTS LTD

reference to such claim of yours and the same will be deemed as waived or abandoned

Sd/-
M. R. Yadav
Advocate, High Court
Date : 2/09/2009
Place : Mumbai

मंडळाच्या आदेशावरून
सही/-
(विमल प्रकाश दुबे)
कंपनी सेक्रेटरी

ठिकाण : मुंबई.
दिनांक : ३१-०८-२००९.

जाहीर सूचना

सर्व संबंधित व्यक्ति, रहिवासी, तसेच पर्यावरण संस्था यांना या सूचनेद्वारे असे कळविण्यात येते की, भारत सरकारच्या पर्यावरण व वनमंत्रालयाने (आय.ए.डि.व्ही.जेन) पत्र क्रमांक- २१-७२/२००८-आय.ए.ए.ए.टी.सी.आय. दिनांक २३ मार्च २००९ द्वारे मे. स्कायलार्क बिल्ड, ४०२, ५४-बी, सागर अँव्हेन्यू, चौथा मजला, एस.व्ही.रोड आणि लल्लुभाई पार्क रोड जंक्शन, अंधेरी (प.), मुंबई-४०००५८ यांच्या सी.एस.क्र.२८६ (पीटी) एफटी क्र. १०७६ आणि १०७८, टीपीएस-४, माहिम विभाग, डॉ. अँनी बेझंट रोड, वरळी, मुंबई-४०००२५, महाराष्ट्र येथील 'स्कायलार्क हाईट्स' साईसुंदर नगर या निवासी व व्यावसायिक प्रकल्पाच्या विकासासाठी मंजुरी दिली आहे. सदर मंजुरी पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळ तसेच पर्यावरण व वनमंत्रालयाच्या http://envfor.nic.in या वेबसाईटवर उपलब्ध आहेत.

मेसर्स स्कायलार्क बिल्ड,
४०२, ५४-बी, सागर अँव्हेन्यू, चौथा मजला,
एस.व्ही.रोड आणि लल्लुभाई पार्क रोड जंक्शन, अंधेरी (पश्चिम), मुंबई-४०००५८

नक्शक्ति बुधवार ०२/९/२००९

