KANAKIA

Date: 29.07.2026

To,

The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
Department of Environment, Government of Maharashtra,
217, 2nd Floor, Mantralaya Annex Building, Madam Cama Road,
Mantralaya, Mumbai – 400 032. Maharashtra

Sub : **Submission of six monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, State: Maharashtra**

Ref. No. : **Environmental clearance no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025.**

Respected Sir,

In reference to the above referred letter of your highly revered office we would like to submit the Current status of our construction work and point-wise compliance status to various stipulations laid Down in Environmental clearance letter no. **SIA/MH/INFRA2/522829/2025, dated: 03/12/2025** along with the necessary annexure.

This compliance report is submitting for the period from **October 2025 to March 2026**

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For Kanakia Spaces Reality Private Limited

Authorized Signatory

Encl: Part A: Current status of construction work.
Part B: Point-wise compliance status.
Datasheet & Annexure.

Copy to Regional Office, MoEF & CC, Nagpur.
Regional office, MPCB, Sion, Mumbai.
Regional Office, CPCB, Pun

KANAKIA

Date: 29.07.2026

To,

Regional Office,

Maharashtra Pollution Control Board,

Kalpataru Point, 1st floor, Sion Circle,

In front of Cine Planate Theater,

Shiv (East), Mumbai - 400 022. Maharashtra.

Sub : **Submission of six monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, State: Maharashtra**

Ref. No. : **Environmental clearance no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025.**

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Regional Office, CPCB, Pune
Department of Environment, Mantralaya, Mumbai.

KANAKIA

Date: 29.07.2026

To,
Ministry of Environment, Forest & Climate Change
Integrated Regional Office,
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur – 440 001, Maharashtra.

Sub : **Submission of six monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, State: Maharashtra**

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Regional Office, CPCB, Pune
Department of Environment, Mantralaya, Mumbai.

KANAKIA

Date: 29.07.2026

To,

Regional Directorate, Pune, Central Pollution Control Board,
(Ministry of Environment, Forest & Climate Change), Govt. of India,
Survey no. 110, Dhankude Multipurpose Hall,
Baner Road, Baner, Pune – 411 045. Maharashtra.

Sub : **Submission of six monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, State: Maharashtra**

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Authorized Signatory

Encl: Part A: Current status of construction work.
Part B: Point-wise compliance status.
Datasheet & Annexure.

Copy to Regional Office, MPCB, Sion, Mumbai.
Regional Office, MoEF & CC, Nagpur.
Department of Environment, Mantralaya, Mumbai.

Your (Half Yearly Compliance Report) has been Submitted with following details	
Proposal No	SIA/MH/INFRA2/522829/2025
Compliance ID	1236767162
Compliance Number(For Tracking)	EC/COMPLIANCE/1236767162/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	31-07-2026
RO/SRO Name	Sh. Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

Note:- SMS and E-Mail has been sent to Sh. Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.

INDEX

Sl. No.	PARTICULARS
1.	Part A : Current status of work
2.	Part B : Point wise compliance status
3.	Datasheet
4.	Annexures
Annexure – 1	Concession approval & Undertaking for RG Area
Annexure – 2	Undertaking Regarding No Violation
Annexure – 3	Notification regarding HRC NOC.
Annexure – 4	Tree NOC
Annexure – 5	Undertaking regarding STP parameters
Annexure – 6	Acceptance letter- Tanker water supplier.
Annexure – 7	Undertaking reg dust mitigation
Annexure – 8	Monitoring reports.
Annexure – 9	Water NOC
Annexure – 10	Sewerage remarks
Annexure – 11	Advertisement copy
Annexure – 12	Consent to establish.
Annexure – 13	Environmental clearance

: Part A:

Current Status of Work

Status of construction work	:	Actual construction work yet to start. (No construction has been carried out on site)
Date of commencement (Actual and/or planned)	:	Actual construction work yet to start.
Date of completion (Actual and/or planned)	:	December 2030 (Planned)

PART B:

Compliance status of conditions stipulated in Environmental clearance letter for the Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai. Maharashtra granted by SEIAA, Govt. of India vide file no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025. are as follows;

<table>
<tr><th>Sl. No.</th><th>Stipulated Clearance Conditions</th><th>Compliance Status</th></tr>
<tr><td colspan="3">SPECIFIC CONDITIONS :-</td></tr>
<tr><td colspan="3">PART A : SEAC CONDITION :-</td></tr>
<tr><td>1.</td><td>PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td><td>❖ Brihanmumbai Municipal Corporation (BMC) issued concession approval vide letter for project vide letter no. P-23596/2024/(461 And Other)/R/C Ward/BORIVALIR/ N/337/1/New, dated: 26/03/2025.
❖ Please refer Annexure – 1.1 for Concession approval
<table>
<tr><th>Description</th><th>Areas (sq.mt.)</th></tr>
<tr><td rowspan="3">Approved area as per Concession Approval from BMC dated 26.03.2025</td><td>FSI Area: 70,705.02 Sq. mt.</td></tr>
<tr><td>Commensurate Non FSI Area: 53,291.98 Sq. mt.</td></tr>
<tr><td>Total Construction Built-Up Area: 1,23,997.00 Sq. mt.</td></tr>
<tr><td rowspan="3">Proposal submitted for Environmental Clearance (EC)</td><td>FSI Area: 70,705.02 Sq. mt.</td></tr>
<tr><td>Non FSI Area: 53,291.98 Sq. mt.</td></tr>
<tr><td>Total Construction Built-Up Area: 1,23,997.00 Sq. mt.</td></tr>
</table>
❖ Regarding RG area:
❖ Proposed entire mandatory Recreation Ground (RG) area (2680.52 Sq. mt.) on ground (mother earth) in line with the requirement (2680.03 Sq.mt.) as per prevailing rules and Hon’ble Supreme Court Order and no part thereof is paved/ located on podium. The same is also approved in concession approval dt. 26.03.2025
❖ Please refer Annexure – 1.2 Certificate of Architect regarding provision of RG area</td></tr>
<tr><td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td><td>❖ Please refer Annexure – 2 for Undertaking Regarding No Violation</td></tr>
</table>

Sl. No.	Stipulated Clearance Conditions	Compliance Status
3.	PP to obtain revised NOCs (i) SWM NOC, (ii) HRC NOC, (iii) Civil aviation NOC for Building-3, (iv) Tree NOC. The planning authority shall not issue occupation certificate unless PP obtains all NOCs.	❖ **SWM NOC** ❖ **Wet waste:** Treatment by Organic Waste Converter (OWC) ❖ **Dry waste:** We shall do the tie up with authorized recyclers for collection of Non-Biodegradable waste from the project site. ❖ **HRC NOC** ❖ As per Notification no. No.TPB-4313/CR- 4l (Part I)/2013/UD-11 dated 10.10.2025 issued by Government of Maharashtra (Urban Development Department), it is not mandatory to obtain HRC NOC for proposals under Cluster Development having building height less than 180 mt. Copy of the Notification is attached. Since the maximum height of building in this project is 127.90 mt hence it is not mandatory to obtain HRC NOC. ❖ Please refer **Annexure – 3 for Notification regarding HRC NOC.** ❖ **Civil aviation NOC for Building-3** ❖ Building 3 is proposed of Ground + 1st to 5th Floor for which Civil Aviation NOC is not applicable. ❖ **Tree NOC:** ❖ Office of Supdt of Gardens, Tree Authority, BMC issued Tree NOC, dt: 21/02/2025. ❖ Please refer **Annexure – 4 for Tree NOC**
4.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises)/pub1ic gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority	❖ We hereby undertake that, to achieve standard parameters of treated sewage and monitor the same as per Environment (Protection) Rule, 1986 and as per the NGT Order dt. 30.04.2019 Principal Bench in O. A. no. 1069/2018, undertaking in this regards is attached. ❖ Please refer **Annexure – 5 for Undertaking regarding STP parameters** ❖ We already have tie up with Tanker water supplier agency named as M/s Ambika water Suppliers to whom excess treated sewage shall be given. They will supply this excess treated sewage for only nearby construction activities. Acceptance letter from Tanker water supplier is attached. ❖ Please refer **Annexure – 6 for Acceptance letter- Tanker water supplier.**
5.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.	❖ We hereby undertake that, all guidelines instructed by Environment Department as per order dated 27.10.2023, Notification dated 25.01.2018 by MoEF & CC and order dated 25.10.2023 by Brihanmumbai Municipal

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		Corporation for mitigation of air pollution shall be followed strictly. ❖ Please refer **Annexure – 7 for Undertaking reg dust mitigation**
6.	PP to complete tree plantation within the site during construction phase.	❖ Noted and shall be adhered to
7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.	❖ E-waste generated (if any) shall be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
PART B: SEIAA CONDITION		
1.	PP has provided mandatory RG area of 2680.03 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	❖ Noted.
2.	This EC is restricted height of Building 3 up to 13.20 m and Building 4 up to 65.70 m as per CFO NOC dated 20.12.2024	❖ Noted.
3.	The planning authority shall not issue occupation certificate unless PP obtain SWM agreement	❖ Agreed to comply with.
4.	In view of the fact that the building height is exceeding 90m as per UDCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building	❖ Agreed to comply with.
5.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Noted.
6.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ Noted.
7.	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	❖ Noted.
8.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued	❖ Noted.

<table>
<tr><th>Sl. No.</th><th>Stipulated Clearance Conditions</th><th>Compliance Status</th></tr>
<tr><td></td><td>by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.</td><td></td></tr>
<tr><td>9.</td><td>SEIAA after deliberation decided to grant EC for-FSI-70,705.02 m2, Non FSI-53,291.98 in2, total BUA-1,23,997.00 in2. (Plan approval No-Dy.Ch.E./B.P./2310/ W.S-IIIP&R, dated-05/08/2024)</td><td>❖ Noted.</td></tr>
<tr><td colspan="3">GENERAL CONDITION</td></tr>
<tr><td>A</td><td colspan="2">Construction Phase:</td></tr>
<tr><td>i.</td><td>The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</td><td>❖ Demolition debris shall be partly (12315) disposed to authorized landfill site with the permission from BMC.
❖ Excavation earth (46562 cum): shall be partly (12163) cum resued on site for backfilling and remaining (34399cum) shall be disposed to authorized landfill site with prior permission from B.M.C.</td></tr>
<tr><td>ii.</td><td>Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.</td><td>❖ Demolition debris shall be partly (12315) disposed to authorized landfill site with the permission from BMC.
❖ Excavation earth (46562 cum): shall be partly (12163) cum resued on site for backfilling and remaining (34399cum) shall be disposed to authorized landfill site with prior permission from B.M.C.</td></tr>
<tr><td>iii.</td><td>Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.</td><td>❖ There will be no generation of hazardous waste during construction.</td></tr>
<tr><td>iv.</td><td>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.</td><td>❖ Actual construction work yet to start, All facilities will be provided during construction.</td></tr>
<tr><td>v.</td><td>Arrangement shall be made that waste water and storm water do not get mixed.</td><td>❖ Minimizing the incremental runoff from the site with the help of 4 rain water harvesting tank of total capacity 132 KL
❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site
❖ STP Capacity
<table>
<tr><th>Buildings</th><th>STP Capacity</th></tr>
<tr><td>Building 1</td><td>437 KL</td></tr>
</table>
</td></tr>
</table>

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		<table><tr><td>Building 2</td><td>120 KL</td></tr><tr><td>Building 3</td><td>5 KL (Packaged STP)</td></tr><tr><td>Building 4</td><td>53 KL</td></tr></table> ❖ Treated sewage will be re-used for flushing and gardening.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	❖ OPC & Ready mixed concrete cement type will be used in building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ No extraction of ground water for any purpose.
viii.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	❖ No extraction of ground water for construction and operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
ix.	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.	❖ Low flow fixtures will be provided for the showers and toilet flushing.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ This is redevelopment project hence top soil will be negligible.
xii.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	❖ Excavation earth (46562 cum): shall be partly (12163) cum resued on site for backfilling and remaining (34399cum) shall be disposed to authorized landfill site with prior permission from B.M.C..
xiii.	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.	❖ Chemical analysis of ground water done at the time of geotechnical investigation. ❖ No extraction of ground water for purpose. ❖ Soil quality is being monitored. ❖ Please refer **Annexure - 8 for Monitoring reports.**
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
xv.	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.	❖ There will be no use of DG set during construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	❖ Vehicles with valid PUC will be allowed during construction to enter the site. ❖ Vehicles will operate only during non-peak hours.
xvii.	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.	❖ Ambient air and Noise level monitoring is being carried out. ❖ Please refer Annexure - **8 for Monitoring reports.** ❖ Green belt will be developed over area of 2680.52 Sq. meters on ground with plantation of 2920 nos of different trees & miyawaki plantation to mitigate excess air & noise levels.
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	❖ There will be no use of DG set during construction phase.
xix.	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 by a separate environment cell /designated person.	❖ Regular supervision of the above measures will be monitored by Project Manager
B	**Operation Phase :**	

<table>
<tr><th>Sl. No.</th><th>Stipulated Clearance Conditions</th><th>Compliance Status</th></tr>
<tr><td>i.</td><td>a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</td><td>❖ Proper segregation of biodegradable and Non-biodegradable waste on site.
❖ Biodegradable waste will be treated in organic waste converter (OWC)
❖ Non-biodegradable waste will be handed over authorized recycler.
❖ Treated waste (manure) will be utilized in the existing premises for gardening.
❖ Provision of adequate space for solid waste management.</td></tr>
<tr><td>ii.</td><td>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</td><td>❖ E waste will be stored separately at a designated location & handed over to authorized recycler.</td></tr>
<tr><td>iii.</td><td>The installation of 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. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</td><td>❖ STP Capacity<table><tr><th>Buildings</th><th>STP Capacity</th></tr><tr><td>Building 1</td><td>437 KL</td></tr><tr><td>Building 2</td><td>120 KL</td></tr><tr><td>Building 3</td><td>5 KL (Packaged STP)</td></tr><tr><td>Building 4</td><td>53 KL</td></tr></table>❖ Treated sewage will be re-used for flushing and gardening.</td></tr>
<tr><td>iv.</td><td>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</td><td>❖ STP Capacity<table><tr><th>Buildings</th><th>STP Capacity</th></tr><tr><td>Building 1</td><td>437 KL</td></tr><tr><td>Building 2</td><td>120 KL</td></tr><tr><td>Building 3</td><td>5 KL (Packaged STP)</td></tr><tr><td>Building 4</td><td>53 KL</td></tr></table>❖ Treated sewage will be re-used for flushing and gardening.
❖ Biodegradable waste will be treated in organic waste converter (OWC)
❖ Non-biodegradable waste will be handed over authorized recycler.
❖ Green belt will be developed over area of 2680.52 Sq. meters on ground with plantation of 2920 nos of different trees & miyawaki plantation to mitigate excess air & noise</td></tr>
</table>

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		levels.
v.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	❖ Occupancy certificate will be provided once received. ❖ **Water NOC:** ❖ BMC issued Water NOC, dated: 17/02/2025 ❖ BMC issued Water NOC for building 1, dated: 14/01/2026. ❖ Please refer **Annexure – 9 for Water NOC** ❖ **Sewer NOC** ❖ BMC issued Sewerage remarks, dated: 14/01/2025 ❖ Please refer **Annexure – 10 for Sewerage remarks**
vi.	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.	❖ Public road and public will not be used for project activity purpose and are free for smooth traffic movement. ❖ Provision will be made for adequate parking facilities within the project site for construction vehicles. ❖ Provision of Internal road with adequate width. ❖ The traffic congestion will be avoided by proper parking arrangement and maintaining smooth traffic flow.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	❖ Provision of of E charging points for electric vehicles (EVs).
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	❖ Green belt will be developed over area of 2680.52 Sq. meters on ground with plantation of 2920 nos of different trees & miyawaki plantation to mitigate excess air & noise levels..
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ A separate environment management cell shall be established under project head. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
x.	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.	Separate funds have been allocated for Implementation of Environmental Protection Measures; **During construction phase;** ❖ Rs. 525.48 Lakhs have been allocated for the entire construction period. **During operation phase;** ❖ Capital cost: Rs. 1869.93 Lakhs & ❖ O & M: Rs. 187.31 Lakhs per Annum.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
xi.	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 parivesh.nic.in	❖ After getting Environmental clearance from SEIAA, Govt. of India vide letter no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025 we published public notice in two local newspaper Navshakti & Free press journal. ❖ Please refer **Annexure – 11 for Advertisement copy.**
xii.	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.	❖ Environmental clearance copy submitted to Local Authority.
xiii.	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. S02, NOx (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.	❖ A copy of EC, CTE, Compliance Report and Environmental Statement has been uploaded on company website at www.kanakia.com (Residential upcoming project).
C	**General EC Condition :**	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Noted.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board· under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	❖ MPCB granted Consent to Establish for the project vide order No. Format1.0/CC/UAN No.0000270003/CE/2603001245; dated: 12/03/2026. ❖ Please refer **Annexure – 12 for Consent to establish.**
iii.	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.	❖ Obtained Environmental clearance from SEIAA, Govt. of India vide letter no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025. ❖ Please refer **Annexure – 13 for Environment clearance copy.**

Sl. No.	Stipulated Clearance Conditions	Compliance Status
iv.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We submit six monthly compliance reports to: ❖ RO, MPCB, Sion ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
v.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional offices of MoEF by e-mail.	❖ Environmental Statement (Form-V) has been submitted on MPCB web portal for the FY 2025-26
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	❖ Noted.
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
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	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	filed against him, if any or action initiated under EP Act.	
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	❖ Noted.
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	❖ Noted.
8.	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.	❖ Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

Compliance as per

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment, Forests & Climate Change

Regional Office (WCZ), Nagpur

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	Construction Project.
2.	Name of the project		:	Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai.
3.	Clearance letter (s) / OM No. and date		:	Obtained Environmental clearance from SEIAA, Govt. of India vide file no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025.
4.	Location			
	a.	District (s)	:	Mumbai
	b.	State (s)	:	Maharashtra.
	c.	Latitude/ Longitude	:	Latitude: 19° 14'05.16"N Longitude: 72°51'02.00"E
5.	Address for correspondence		:	Shri. Devang Shah, (Vice President – Laision) M/s. Kanakia Spaces Reality Pvt. Ltd.
	a.	Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	:	Mr. Niranjan Salunkhe
	b.	Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Mr. Nitin Kothavle
6.	Salient features			

<table>
<tr><td></td><td>a.</td><td>of the project</td><td>:</td><td>
<table>
<tr><th colspan="2">Proposed Configuration</th></tr>
<tr><th>Building Name</th><th>Configuration</th></tr>
<tr><td colspan="2">Total 4 nos. of buildings with 915 nos flats and offices</td></tr>
<tr><td>Building 1(3 Towers i.e. Tower 1,2&3)</td><td>3 Basements + Ground/Stilt + Common E Deck level + 1st to 33rd Floors</td></tr>
<tr><td>Building 2 (1 Tower i.e. Tower 4):</td><td>Basement + Ground/Stilt + 1st to 26th Floors</td></tr>
<tr><td>Building 3 (1Tower i.e. Tower 5):</td><td>Ground +1st to 5th Floors</td></tr>
<tr><td>Building 4 (1Tower i.e. Tower 6):</td><td>Basement + Ground/Stilt + 1st to 22nd Floors</td></tr>
</table>
</td></tr>
<tr><td></td><td>b.</td><td>of the environmental management plans</td><td>:</td><td>Separate funds have been allocated for Implementation of Environmental Protection Measures;
During construction phase;
❖ Rs. 525.48 Lakhs have been allocated for the entire construction period.
During operation phase;
❖ Capital cost: Rs. 1869.93 Lakhs &
❖ O & M: Rs. 187.31 Lakhs per Annum.</td></tr>
<tr><td>7.</td><td colspan="4">Breakup of the project area</td></tr>
<tr><td></td><td>a.</td><td>Submergence area forest & non-forest.</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>b.</td><td>Others</td><td>:</td><td>FSI Area: 70,705.02 Sq. mt
Non FSI Area: 53,291.98 Sq. mt
Total BUA Area: 1,23,997.00 Sq. mt</td></tr>
<tr><td>8.</td><td colspan="2">Breakup of the project affected Population with enumeration of that losing houses/dwelling unit’s Only agricultural land only, Dwelling units & agricultural Land & landless laborer’s/artisan.</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>a.</td><td>SC, ST/Adivasis</td><td>:</td><td>Not Applicable.</td></tr>
<tr><td></td><td>b.</td><td>Others
(Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)</td><td>:</td><td>Not Applicable.</td></tr>
</table>

9.	Financial details			
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	:	Total cost of the project: Rs. 551.51 Cr.
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; **During construction phase;** ❖ Rs. 525.48 Lakhs have been allocated for the entire construction period. **During operation phase;** ❖ Capital cost: Rs. 1869.93 Lakhs & ❖ O & M: Rs. 187.31 Lakhs per Annum.
	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. 65.00 Lakhs
	f.	Actual expenditure incurred on the Environmental Management plans so far.	:	Rs. 0.50 Lakhs
10.	Forest land requirement			
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b.	The status of clearing felling	:	Not Applicable.
	c.	The status of compensatory afforestation, if any	:	Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information.		:	Nil
12.	Status of construction		:	Actual construction work yet to start. (No construction has been carried out on site)
	a.	Date of commencement (Actual and/or planned)	:	Actual construction work yet to start.
	b.	Date of completion	:	December 2030 (Planned)

		(Actual and/of planned)		
13.	Reasons for the delay if the Project is yet to start.		:	--
14	Dates of site visits			
	a.	The dates on which the project was monitored by the Regional office on previous occasions, if any.	:	--
	b.	Date of site visit for this monitoring report.	:	--
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)		:	--

BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number :	P-23596/2024/(461 And Other)/R/C Ward/BORIVALI-R/N/337/1/New	**Ward Name :**	R/C Ward
Zone Name :	Western Suburb II	**Inward Date :**	11 Oct 2024
Architect/LE/SE Name :	AMEET G. PAWAR	**Issued On :**	26 Mar 2025

Authority Remark:

Approved as proposed by ChE(DP) subject to following:
1) All the discrepancies in the Auto DCR scrutiny report shall be rectified before issue of approval
2) Sr No 11 shall be allowed as per the policy
3) Sr No 13(i) shall be allowed as per the regulations

Digitally signed by Bhushan Ashok Gagrani
Date: 26 Mar 2025 17:53:49
Organization :Brihanmumbai Municipal Corporation
Designation :Municipal Commissioner

Shri. Bhushan A. Gagrani (Municipal Commissioner)

AKR/2069/2025 Date: 29th October, 2025

To,
Hon. Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building,
Mantralaya, Mumbai, Maharashtra.

Sub : Submission of Undertaking regarding RG area for Proposed Redevelopment project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra.

Respected Madam,

We hereby declare that **KANAKIA SPACES REALTY PRIVATE LIMITED** for the Proposed Redevelopment project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra have proposed **entire mandatory Recreation Ground (RG) area (2681.58 sq.mt.) on ground (mother earth) and no part thereof is paved/ located on podium.**

This mandatory RG area is kept open to sky and also enables plantation of trees.

Details of RG area is given below:

Description	**Area (sq.mt.)**
Net Plot area considered for RG area calculations	13400.15
RG area requirement: 20% of net plot area	2680.03 (20%)
RG area proposed on Ground (Mother Earth)	2681.58 (20%)

Thanking you,
Yours faithfully,
For AAKAR ARCHITECTS & CONSULTANTS

Pawar Ameet Ganpatrao

Digitally signed by Pawar Ameet Ganpatrao
DN: c=IN, o=Personal, title=4341, pseudonym=133534858359410052391l1jd4OjeGU, 2.5.4.20=08aec2bec7b28fcb308730414e86208 9761331247fcca819e6f8d808c0a33a909, postalCode=400104, st=Maharashtra, serialNumber=991218e92c5407a23076c4799 3405367a265ffcfb3509eceee2b288c75bb7ad 1, cn=Pawar Ameet Ganpatrao
Date: 2025.10.29 16:47:05 +05'30'

ARCHITECT
Ameet G. Pawar
(Lic. No. CA/2004/34543)

KANAKIA

Date: 29/10/2025

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building,
Mantralaya, Mumbai, Maharashtra.

Subject : **Submission of Undertaking for no violation of requirement of EIA notification Proposed Redevelopment project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra**

Respected Madam,

This is a Proposed Redevelopment project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra; we would like to submit here that No demolition or construction activity started on site.

We hereby undertake that there is no violation of requirement of EIA notification 2006, amended from time to time.

Thanking you,

Yours Faithfully,

Project Proponents	Architect	Environmental Consultants
	Pawar Ameet Ganpatrao	
KANAKIA SPACES REALTY PRIVATE LIMITED	**AAKAR ARCHITECT & CONSULTANT**	**ULTRA TECH**

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक) (ग) अन्वये अधिसूचना.
- बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील विनियम १९ चे खंड (२A) मधील फेरबदलास मंजुरीबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
क्रमांक :- टिपीबी-४३१३/प्र.क्र.४१(भाग-I)/२०१३/नवि-११
मंत्रालय, मुंबई :४०० ०३२,
दिनांक :- १० ऑक्टोबर, २०२५.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(निर्मलकुमार चौधरी)
उपसचिव, महाराष्ट्र शासन

प्रत -:

१. मा. राज्यपाल यांचे प्रधान सचिव, राजभवन, मुंबई.
२. मा. मुख्यमंत्री महोदय यांचे अप्पर मुख्य सचिव, मंत्रालय, मुंबई.
३. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
४. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई
५. मा. उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. मा. उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा. अप्पर मुख्य सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

(१) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
(२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
(३) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साहटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
(४) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती १)नगर विकास विभाग(नवि-११), मंत्रालय, मुंबई, २)आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई, ४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ५) उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

(५) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
(६) निवड नस्ती (नवि-११)

Maharashtra Regional & Town Planning Act, 1966.

- Notification under section 37 (1AA)(c) of the said Act.
- Sanction to modification in Clause (2A) of Regulation 19 of Development Control and Promotion Regulations -2034 for Greater Mumbai.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumabi 400 032.
Dated :- 10 October, 2025.

NOTIFICATION

No.TPB-4313/CR- 41(Part-I)/2013/UD-11

Whereas, the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") is the Planning Authority for the area within its jurisdiction as per the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

And whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the said Act, the State Government vide Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with the Development Control and Promotion Regulations -2034 for Greater Mumbai (hereinafter referred to as "the said Regulations") with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dt. 22nd June, 2018; And whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29th June, 2018 to the said Notification, which is published in Government Gazette dt. 30th June, 2018; And whereas, the said Regulations have come into force from 1/09/2018; And whereas, the Government of Maharashtra vide Notification dt. 21/09/2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the said Regulation; And whereas, the Government of Maharashtra vide Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of said Regulations for its proper interpretation;

And whereas, considering various letters received from various associations, the Chief Executive Officer, Maharashtra Housing and Area Development Authority (MHADA) vide his letter dated 2/06/2020 and dated 2/07/2020 had requested the Government to modify certain provisions of Regulation 33(7) and Regulation 33(9) of the said Regulations, wherein one of the request was to delete powers of High Rise Committee in respect of proposals under Cluster Development having building height less than 250mt; And whereas, this was referred to Committee constituted as per Government Resolution No. TPB-4313/C.R.41/2013/UD-11, dated 2/04/2013 (hereinafter referred to as "the said Committee"); And whereas, as per the

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक)(ग) अन्वये अधिसूचना.
- बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ मधील विनियम १९ चे खंड (2A) मधील फेरबदलास मंजूरीबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई :४०० ०३२,
दिनांक :- १० ऑक्टोबर, २०२५

अधिसूचना

क्र. टिपीबी-४३१३/प्र.क्र.४१(भाग-I)/२०१३/नवि-११

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे.) च्या तरतुदींनुसार बृहन्मुंबई महानगरपालिका त्यांचे अधिकार क्षेत्राकरीता (यापुढे ज्याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे.) नियोजन प्राधिकरण आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करुन राज्य शासनाने अधिसूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दि.८/०५/२०१८ (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारुप विकास योजना-२०३४ सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ (यापुढे याचा उल्लेख "उक्त नियमावली" असा करणेत आलेला आहे) ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अे मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे. आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुध्दीपत्रक दि.२२ जून २०१८ रोजी निर्गमित केले आहे; आणि ज्याअर्थी, त्यानंतर उक्त अधिसूचनेस शासनाने समक्रमांकाचे शुध्दीपत्रक व पुरकपत्र दि. २९ जून, २०१८ रोजी पारित केले असून सदर शुध्दीपत्रक व पुरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दि. ३० जून, २०१८ रोजी प्रसिध्द करण्यात आले आहे; आणि ज्याअर्थी, उक्त नियमावली दि.१/०९/२०१८ पासून अंमलात आली आहे; आणि ज्याअर्थी, शासनाने दि. २१/०९/२०१८ रोजीच्या अधिसूचनेद्वारे उक्त नियमावलीमधील सारभूत स्वरुपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे; आणि ज्याअर्थी, उक्त मंजूरीच्या अधिसूचनेत आणि मंजूर तरतूदीमध्ये टंकलेखनाच्या त्रुटी व चुका तसेच उक्त नियमावलीमधील काही तरतूदींच्या अर्थबोधाची स्पष्टता करुन सुसंगती आणणे या करिता शासनाने दि.१२/११/२०१८ रोजी शुध्दीपत्रक निर्गमित केले आहे;

आणि ज्याअर्थी, विविध असोसिएशन्स कडून प्राप्त विविध पत्रांचे अनुषंगाने मुख्य कार्यकारी अधिकारी, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण (म्हाडा) यांनी दि.२/०६/२०२० आणि दि.२/०७/२०२० रोजीचे पत्राद्वारे उक्त नियमावलीचे विनियम ३३ (७) आणि ३३(९) मध्ये सुधारणा करण्याबाबत शासनास विनंती

परिशिष्ट

(शासन नगर विकास विभाग अधिसूचना क्र. टिपीबी-४३१३/प्र.क्र.४१(भाग-I)/२०१३/नवि-११ दिनांक -१० ऑक्टोबर, २०२५ सोबतचे परिशिष्ट)

Regulation	Existing Provision	Sanctioned Provision
19(2)(A)	(2A) The Municipal Commissioner shall constitute a Technical Committee for high rise buildings to advise on issues related to high-rise building having height more than 120 m. or any building having slenderness ratio 9 or more irrespective of height of building, in which following persons shall be included..... .....Terms of Reference (TOR) including duration for Committee shall be decided by the Municipal Commissioner.	(2A) The Municipal Commissioner shall constitute a Technical Committee for high rise buildings to advise on issues related to high-rise building having height more than ~~120m~~ **180m** or any building having slenderness ratio 9 or more irrespective of height of building, in which following persons shall be included.....Terms of Reference (TOR) including duration for Committee shall be decided by the Municipal Commissioner. **In development / redevelopment proposals under various regulations of DCPR-2034, for the high rise building having height more than 120mt and upto 180mt, the Municipal Commissioner is empowered to take decision on such proposal for allowing height up to 180 mt. Provided that in such cases, the minimum plot area shall be 2000 sqm. and the project proponent along with other necessary documents shall submit structural design, Geo Technical Report certified by two independent experts i.e. expert structural engineer / professor, Geo Technical Expert from IIT, Mumbai, S.P Collage, Andheri, VJTI, Matunga.** **However, though it is not mandatory to obtain approval of High Rise Committee for the high rise building having height more than 120mt and upto 180mt, but if the project proponent wish then he has option to refer his proposal of high rise building wherein building having height in the range from more than 120 mt to 180 mt to Technical Committee for high rise building constituted as per Regulation 19(2A) for the sake of multiple expert opinion.** **It is clarified that, the proposals for high rise building having height more than 120 mt. and upto 180mt having plot area less than 2000 sqm shall be referred to the Technical Committee for high rise building constituted as per Regulation 19(2A) above.**

(अमर पाटील)
अवर सचिव महाराष्ट्र शासन

BRIHANMUMBAI MUNICIPAL CORPORATION
TREE AUTHORITY

Office of the Supdt .of Gardens
Veermata Jijabai Bhosale Udyan,
Dr.Ambedkar Road, Byculla (East),
Mumbai-400 027.
No:DYSG/TA/Z-VII /218
Date : - 21/02/2025

To,
Shri. Rasesh B. Kankia, of
M/s. Kanakia Spaces Realty Pvt. Ltd.,
(C. A. To Owner of Shree Balwant Co. Op. H.S.L.
& Shree Mohan Co. Op. H.S.L.)
Vilco Center, Ground Floor,
Subhash road, Opp. Garware,
Vile Parle (E.), Mumbai 400057.

Sub: Permission for removal of trees coming in the **proposed redevelopment of cluster buildings under cluster development scheme (CDS) on plot bearing C.T.S. no. 461, 461/1 to 41, 465A, 465B, 465C, 465D, 465E and 465/A/1 to 465/A/22 of village Borivali and C.T.S. No. 2430 of village Eksar, Borivali (W.), Mumbai in R/Central ward .**

Ref : 1) Your Proposal No. **Nil** dated.
2) Hon. M.C's. Sanction No. **MDG/311, dtd. 13/01/2025.**

With reference to above it is to inform that your request for "removal of trees coming in the **proposed redevelopment of cluster buildings under cluster development scheme (CDS) on plot bearing C.T.S. no. 461, 461/1 to 41, 465A, 465B, 465C, 465D, 465E and 465/A/1 to 465/A/22 of village Borivali and C.T.S. No. 2430 of village Eksar, Borivali (W.), Mumbai in R/Central ward** has been considered by Tree Authority under Section 8(3) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified up to January 2018.

Permission for **Cutting of 69 (Sixty Nine) no. of trees i. e. (Sr. No. 01, 09, 11, 12, 25, 26, 38, 39, 44 to 48, 52, 53, 54, 56, 59 to 62, 64, 70, 75, 76, 79 to 83, 84, 95, 98, 100 to 102, 105, 106, 110, 117, 119 to 123, 125 to 128, 140 to 143, 163, 164 to 168, 170, 181, 184, 189, 190, 194, 197, 214, 225, 229, 231)** & for **Transplanting of 97 (Ninety Seven) no. of trees i. e. (Sr. No. 13 to 24, 33, 36, 37, 40 to 43, 49 to 51, 55, 57, 58, 63, 65 to 69, 71 to 74, 77, 78, 85 to 94, 96, 97, 99, 103, 104, 107 to 109, 111 to 116, 118, 124, 129, 144 to 146, 158 to 162, 169, 171, 177 to 180, 188, 193, 195, 196, 213, 215 to 224, 227, 228, 244, 245)** and **to Retain 84 (Eighty Four) no. of trees i. e. (Sr. No. 02, 03, 04, 05, 06 to 08, 10, 27, 28, 29, 30, 31, 32, 34, 35, 83, 130 to 139, 147, 148, 149 to 156, 157, 172 to 176, 182, 183, 185, 186, 187, 191, 192, 198, 199, 200 to 212, 226, 230, 232 to 241, 242, 243, 246, 247, 248, 249, 250)** is sanctioned by the Hon. M. C. & Chairman, Tree Authority's. Sanction No. **MDG/311, dtd. 13/01/2025.**

You are directed to plant **2741 (Two Thousand Seven Hundred Forty One)** no. of trees in the said property within 15 days in accordance with the provision under section 8(5) (a) & 7(i) of MPPT (Amendment Act, 2021) and intimate to the Tree Officers about the action taken thereto.

(P. T. O.)

KANAKIA

Date: 29/10/2025

To,
Hon. Member Secretary,
State Environment Impact Assessment Authority (SEIAA)
2nd Floor, Annex Building,
Mantralaya, Mumbai, Maharashtra.

UNDERTAKING

We, M/s. Kanakia Spaces Realty Private Limited have Proposed Redevelopment project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra.

We hereby undertake that, to achieve following parameters and standards of treated sewage and monitor the same as per Environment (Protection) Rule, 1986 and as per the NGT Order dt. 30.04.2019 Principal Bench in O.A. no. 1069/2018.

No.	Parameter	Standard
1.	pH value	5.5 to 9.0
2.	Biochemical Oxygen demand (BOD), 3 days at 27^{0}C	10 mg/l
3.	Total Suspended solids (TSS)	20 mg/l
4.	Chemical Oxygen Demand (COD)	50 mg/ l
5.	Nitrogen Total	10 mg/l
6.	Phosphorus Total	1.0 mg/l
7.	Fecal Coliform	100 MPN/ 100 ml

Yours faithfully,

FOR KANAKIA SPACES REALTY PRIVATE LIMITED

AUTHORIZED SIGNATORY

AMBIKA WATER SUPPLIERS

FRESH WELL WATER SUPPLIER (DAY & NIGHT SERVICE)

Date-03/09/2025

To,
M/s. Kanakia Spaces Realty Private Limited
Vilco Centre', Plot No 8, Vilco Centre, Subhash Road, Opp. Garware House, Vile Parle (E), Mumbai 400071

Kind Attn.' : Mr. Devang Shah

Subject : Regarding usage of excess treated sewage generated from Redevelopment project under DCR 33(9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra.

Respected Sir,

With reference to above, this is to confirm that we will use excess treated sewage water generated from your Proposed Redevelopment project of village Borivali (West), Mumbai, Maharashtra for supplying water to nearby construction activities.

We will take the water free of cost.

Thanking You,

Yours Faithfully

Ambika Water Suppliers Date ..... Mumbai

S.J. D'Souza Compound, Natal Estate, Near Kamani Oil Mill, Chandivali Road, Saki Vihar, Mumbai - 400 072.
E : ambikawatersupply4242@gmail.com • M : 98333 29311 / 98202 89438 / 39 / 96644 21444 (Mr. Vijay Mohite)

KANAKIA

Date: 29/10/2025

To,
Hon. Member Secretary,
State Environmental Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

Subject : **Submission of Undertaking regarding Proposed Redevelopment project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra**

Reference :
- **MOM of 250th SEAC-2 meeting dt. 08.10.2025 (Day 3, No. 03)**
- **Proposal Number: SIA/MH/INFRA2/522829/2025**

Respected Madam,

We hereby undertake that, all guidelines instructed by Environment Department as per order dated 27.10.2023 a Notification dated 25.01.2018 by MoEF & CC and order dated 25.10.2023 by Brihanmumbai Municipal Corporation for mitigation of air pollution shall be followed strictly.

Thanking you,

Yours faithfully,

KANAKIA SPACES REALTY PRIVATE LIMITED

AUTHORIZED SIGNATORY

ULTRA TECH
ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED
(A venture of ULTRA TECH Environmental Consultancy)
Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 [Valid up to 17/11/2028]
Lab. Recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986
ISO 9001:2015 & ISO 45001:2018 Certified
TC-14909
Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/S. KANAKIA SPACES REALTY PVT.LTD

ULR NO. : ULR-TC14909 26 000006480F
REPORT NO. : UT/ELS/REPORT/ 08945 /07 -2026
ISSUE DATE : 29/07/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 30/01/2026

For Project: Proposed Redevelopment Project Under DCR -33(9)
On Plot Bearing CTS No. 461, 461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 C, , 465 D, 465 E, & 2430 of Village, Borvali (W), Mumbai

SAMPLE PARTICULARS :
AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.: : UG40-01/2026
Location Code : 1
Sampling Procedure : UT/LQMS/SOP/AA01A
Sample Location : ASHIYANA TOWER NEAR MAIN GATE.
Date & Time of Sampling : 30/01/2026 09:30 Hrs. to 30/01/2026 17:30 Hrs.
Sample Registration Date : 31/01/2026
Analysis Starting Date : 31/01/2026
GPS Co-ordinates : N 19º13'59.76", E 72º50'58.73"
Analysis Completion Date : 03/02/2026
Height of Sampler : 1 Meter
Ambient Air Temperature : 20.6 °C to 32.7 °C
Sampling Duration : 8:00 Hours:Minutes
Relative Humidity : 46.8 % to 75.8 %
Sample Lab Code : UT/ELS/1038/01-2026
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr^
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 2) : 2023	7	$\mu g/m^3$	80
2	Nitrogen Dioxide (NO_2)	IS 5182 (Part 6) : 2006	22	$\mu g/m^3$	80
3	Particulate Matter (PM_{10})	IS 5182 (Part 23) : 2006	76	$\mu g/m^3$	100
4	Particulate Matter ($PM_{2.5}$)	IS 5182 (Part 24) : 2019	27	$\mu g/m^3$	60
5	Carbon Monoxide (CO)†	IS 5182 (Part 10) : 1999	1.2	mg/m^3	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV. Conformity statement for SO2, NO2, PM10 and PM2.5 can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/297	Universal	AQS 235 MFC	257-DTC-2025	20/06/2026
	Respirable Dust Sampler	UT/LAB/322	Universal	AQS-136DxNL	289 - DTE - 2025	07/10/2026

Note:
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was SUNNY
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 76 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/']

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No: U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No.27AADCU4659H1Z0

Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

Regd.: Unit No. 225 , Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Thane HO: Tel: 91-22-49743482 Email: sales@ultratech.in www.ultratech.in
Pune: +91-20-29525517-pune@ultratech.in , Kochi: +91-0484-4301947 / +91 9895200526 - kochi@ultratech.in,
Kolkata: +91-033-40089145 / +91 3335 746566 - kolkata@ultratech.in, Gujarat: +91-9558117469 - gujarat@ultratech.in
GST: 27AADCU4659H1Z0
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Tel: 022-45119250, 022-45119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: **M/S. KANAKIA SPACES REALTY PVT.LTD**

ULR NO. : **ULR-TC14909 26 000006481F**
REPORT NO. : UT/ELS/REPORT/ 08946 /07 - 2026
ISSUE DATE : 29/07/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 30/01/2026

For Project: **Proposed Redevelopment Project Under DCR -33(9)**
On Plot Bearing CTS No. 461, 461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 C, , 465 D, 465 E, & 2430 of Village, Borvali (W), Mumbai

SAMPLE PARTICULARS :

AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.: : UG40-01/2026
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 30/01/2026 18:00 Hrs. to 31/01/2026 02:00 Hrs.
Sample Registration Date : 31/01/2026
Analysis Starting Date : 31/01/2026
Analysis Completion Date : 03/02/2026
Ambient Air Temperature : 19.7 °C to 29.4 °C
Relative Humidity : 56.6 % to 83.9 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Location Code : 2
Sample Location : Balvant CHS Nr. Security Cabin
GPS Co-ordinates : N 19º14'02.06", E 72º51'02.56"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/1039/01-2026

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr^
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 2) : 2023	7	$\mu g/m^3$	80
2	Nitrogen Dioxide (NO_2)	IS 5182 (Part 6) : 2006	20	$\mu g/m^3$	80
3	Particulate Matter (PM_{10})	IS 5182 (Part 23) : 2006	78	$\mu g/m^3$	100
4	Particulate Matter ($PM_{2.5}$)	IS 5182 (Part 24) : 2019	23	$\mu g/m^3$	60
5	Carbon Monoxide (CO)†	IS 5182 (Part 10) : 1999	1.2	mg/m^3	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO2, NO2, PM10 and PM2.5 can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
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	Respirable Dust Sampler	UT/LAB/322	Universal	AQS-136DxNL	289 - DTE - 2025	07/10/2026

Note:
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5. Weather during sampling was CLEAR
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 78 which is Satisfactory as per National AQI Metric for communications opted for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/'].

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No. U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No. 27AADCU4659H1Z0

Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

Regd.: Unit No. 225 , Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
Thane HO: Tel: 91-22-49743482 Email: sales@ultratech.in www.ultratech.in
Pune: +91-20-29525517-pune@ultratech.in , Kochi: +91-0484-4301947 / +91 9895200526 - kochi@ultratech.in,
Kolkata: +91-033-40089145 / +91 3335 746566 - kolkata@ultratech.in, Gujarat: +91-9558117469 - gujarat@ultratech.in
GST: 27AADCU4659H1Z0
CIN NO: U74900MH2023PTC415102

UT 32040

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ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PRIVATE LIMITED
(A venture of ULTRA TECH Environmental Consultancy)
Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 [Valid up to 17/11/2028]
Lab. Recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986
ISO 9001:2015 & ISO 45001:2018 Certified
TC-14909
Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: **M/S. KANAKIA SPACES REALTY PVT.LTD**

For Project: **Proposed Redevelopment Project Under DCR -33(9)**
On Plot Bearing CTS No. 461, 461/1 to 461/41, 465A, 465/A/1 to 465/A/22, , 465 C, 465 D, 465 E, & 2430 of Village, Borvali (W), Mumbai

ULR NO. : **ULR-TC14909 26 000006482F**
REPORT NO. : UT/ELS/REPORT/ 08947 /07 - 2026
ISSUE DATE : 29/07/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 30/01/2026

SAMPLE PARTICULARS :

AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.: : UG40-01/2026
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 31/01/2026 02:30 Hrs. to 31/01/2026 10:30 Hrs.
Sample Registration Date : 31/01/2026
Analysis Starting Date : 31/01/2026
Analysis Completion Date : 03/02/2026
Ambient Air Temperature : 19.8 °C to 31.7 °C
Relative Humidity : 56.8 % to 79.4 %
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Location Code : 3
Sample Location : Moham CHS No. B Near Security Cabin
GPS Co-ordinates : N 19º14'06.13", E 72º51'01.27"
Height of Sampler : 1 Meter
Sampling Duration : 8:00 Hours:Minutes
Sample Lab Code : UT/ELS/1040/01-2026

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr^
1	Sulphur Dioxide (SO_2)	IS 5182 (Part 2) : 2023	10	$\mu g/m^3$	80
2	Nitrogen Dioxide (NO_2)	IS 5182 (Part 6) : 2006	20	$\mu g/m^3$	80
3	Particulate Matter (PM_{10})	IS 5182 (Part 23) : 2006	75	$\mu g/m^3$	100
4	Particulate Matter ($PM_{2.5}$)	IS 5182 (Part 24) : 2019	25	$\mu g/m^3$	60
5	Carbon Monoxide (CO)†	IS 5182 (Part 10) : 1999	1.3	mg/m^3	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The result observed for Carbon monoxide (CO) is found to be within 1 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III-Section IV. Conformity statement for SO2, NO2, PM10 and PM2.5 can't be given as samples were collected for 8:00 hours.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/297	Universal	AQS 235 MFC	257-DTC-2025	20/06/2026
	Respirable Dust Sampler	UT/LAB/322	Universal	AQS-136DxNL	289 - DTE - 2025	07/10/2026

Note:
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was SUNNY & CLEAR
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 75 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters. [National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at 'https://cpcb.nic.in/National-Air-Quality-Index/']

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No. U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No.27AADCU4659H1Z0

Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

Regd.: Unit No. 225 , Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
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TEST REPORT

ISSUED TO: M/S. KANAKIA SPACES REALTY PVT.LTD
Project Name-Proposed Redevelopment Project Under-DCR-33(9) Plot Bearing CTS No. 461, 461/1 to 461/41, 465A, 465/A/1 to 465/A/ 22, 465 C, 465 D, 465 E, & 2430 of Village, Borvali (W), Mumbai

ULR No. : --
REPORT NO. : UT/ELS/REPORT/08948/07-2026
ISSUE DATE : 29/07/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 30/01/2026

SAMPLE PARTICULARS : **NOISE LEVEL QUALITY MONITORING**

Sampling Plan Ref. No. : UG40-01/2026
Sample Lab Code : UT/ELS/1041/01-2026
Sampling Procedure : UT/LQMS/SOP/N01
Date of Monitoring : 30/01/2026
Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Ashiyana Tower Nr. Main Gate	10:00 TO 10:05	52.6	22:00 TO 22:05	42.8
02.	Balvant CHS Near Security Cabin	10:10 TO 10:15	53.4	22:10 TO 22:15	43.5
03.	Mohan CHS No. B Near Security Cabin	10:20 TO 10:25	52.9	22:20 TO 22:25	43.1

Opinions / Interpretations: *The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference. (Turnover to find Annexure).*

Note:
1. Monitoring area coming under Commercial Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Noise Meter	Make – Lutron Model SL4035 SD; Sr. No. Q690401	Valid up to – 07/11/2026

Note:
1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No: U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No.27AADCU4659H1Z0

Authorized By:
Manasi Namjoshi
(Authorized Signatory)

– END OF REPORT –

Regd.: Unit No. 225 , Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
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GST: 27AADCU4659H1Z0
CIN NO: U74900MH2023PTC415102
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ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.

• SCHEDULE

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1,the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1,the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

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Tel: 022-45119250, 022-45119239/ +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: **M/S. KANAKIA SPACES REALTY PVT.LTD**

For Project: **Proposed Redevelopment Project Under DCR -33(9)** On Plot Bearing CTS No. 461, 461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 C, 465 D, 465 E, & 2430 of Village, Borvali (W), Mumbai

ULR NO. : **ULR-TC14909 26 000006483F**
REPORT NO. : UT/ELS/REPORT/ 8949 /07 -2026
ISSUE DATE : 29/07/2026
YOUR REF. : Verbal Confirmation
REF. DATE : 30/01/2026

SAMPLE PARTICULARS :

SOIL SAMPLE ANALYSIS

Sampling Plan Ref. No.: : UG40-01/2026
Sampling Procedure : UT/LQMS/SOP/S01A
Date & Time of Sampling : 30/01/2026 11:00 Hrs.
Sample Registration Date : 31/01/2026
Analysis Starting Date : 31/01/2026
Analysis Completion Date : 09/02/2026
Sample Lab Code : UT/ELS/1042/01-2026
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sample Type : Soil
Sample Location : At Project Site
Sample Quantity & Packaging Details : 1 Kg. in Ziplock Plastic Bag. (Approximately)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	7.7	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	499	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1158	kg/m^3
4	Moisture Content	IS 2720 (Part 02):1973	6.2	%
5	Organic Matter	IS 2720 (Part 22):1972	1.0	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.6	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	55.3	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	28.1	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.1	$(meq/kg)^{(0.5)}$
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	81	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	89	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	78	mg/kg
13	Sulphate as SO_4	SOP No. UT/LQMS/SOP/S24	129	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.7	mg/kg
			1.1	kg/ha†
15	Phosphorous as P_2O_5 (Available)	SOP No. UT/LQMS/SOP/S28	33	mg/kg
			58	kg/ha†
16	Potassium as K_2O (Available)	SOP No. UT/LQMS/SOP/S29	133	mg/kg
			232	kg/ha†
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	107	mg/kg
			186	kg/ha†
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	71520	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	84	mg/kg

Remark/ Statement of Conformity: *NIL*

Note:
1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
5. Test results reported with unit/s † are obtained from scientific conversions/calculations applied to test results in mg/kg.

ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD. CIN No: U74900MH2023PTC415102 ULTRA TECH THANE (W) INDIA PIN-400 601 GST No.27AADCU4659H1ZO

Authorized By:
Manasi Namjoshi
Authorized Signatory

– END OF TEST REPORT –

Regd.: Unit No. 225 , Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.
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UT 32042

BRIHANMUMBAI MUNICIPAL CORPORATION

HYDRAULIC ENGINEER'S DEPARTMENT Remark Issued u/n HE/006043/2026/R/C/WSII Dated : 14 Jan 2026

Office of the :

Office of Ex. Eng.(P & R) 'B' Ward Office,
3rd Floor, Near J J Hospital, Babula Tank
Cross Road, Mumbai-400009.

To,

Shri. AMEET G. PAWAR
SATYANARAYAN PRASAD COMMERCIAL
CENTER, GROUND FLOOR, DAYALDAS ROAD,
VILE PARLE EAST, MUMBAI-400057.

CC,
Kanakia Spaces Realty Pvt. Ltd.
215 Atrium,10th floor,C.T.S. No.215,Andheri
Kurla Road, Andheri (E), Mumbai -93.

Subject : Hydraulic Engineer's Department Remark for proposed building on Plot bearing CTS / CS Number 461, 461/1 to 41, 465A, 465B,465C, 465D, 465E & 465/A/1 to 465/A/22 of Village / Division BORIVALI-R/N at Western Suburb II, R/C Ward, Mumbai.

Reference : 1) Your online application - Application Number P-23596/2024/(461 And Other)/R/C Ward/BORIVALI-R/N-HE/1/New dated 22 Dec 2025
2) Scrutiny fee receipt Number 5/1/2026/60685

As per the data furnished by Architect / Consultant / LS / LP the proposed building under reference is a Residential. Total water requirement of the building works out to 315600 lpd for residential purpose, 0 lpd for commercial purpose and 0 lpd for other purpose.

It is to inform that, Hydraulic Engineer's Remark for the proposed Individual building under reference are as follows :-

1. Water supply for the Residential building will be made available as per prevailing norms, on submission of occupation certificate.
2. Water supply as per condition number 1, will be made available only after compliance of condition number 9
3. If borewell is to be dug on site an Register Under Taking from Architect / Consultant / LS / LP to be submitted for proposed location of borewell with latitude and longitude of borewell.
4. Physically separate underground and overhead water storage tanks of adequate capacities for domestic and flushing purpose shall be provided. Capacity of underground water storage tank shall be obtained from consultant. Underground suction tank shall be located as close as possible to the existing water main in Municipal Road and the same shall not be in 1.5 M vicinity of drainage / Sewer line / Manhole / Inspection Chamber and shall be at minimum distance of 6.00 mt from proposed STP. Top of manhole shall be maintained at about 60 cm above adjacent ground / floor level and minimum head clearance of 1.20 M shall be maintained for inspection and cleaning of tanks.
5. The internal water distribution system within building shall be provided by Terrace loop & downtake system. The design for same shall be obtained from consultant and shall be self certified.
6. Adequate precaution shall be taken while designing and execution of the structural members continuously in contact, with chlorinated Municipal water in the suction tank, located in the basement / stilt of the building. As suction tank is located within the building line, adequate care shall be taken to avoid contamination and adequate arrangements shall be made to drain out the overflow water.
7. Automatic level control censors system & Ball Cock arrangement shall be provided in overhead & underground water storage tanks to avoid overflow from tanks.
8. Water conservation devices such as dual flushing cisterns (ISI marked) / dual flush valves for W.C.'s and sensor operated taps for wash basins & urinals, shall be installed in the building.

9. Water supply will be made available only after strenghtening of existing water supply network by Owner / Developer / MCGM.

Above Remark are issued as per data furnished by Architect / Consultant / LS / LP while amendment in building plans, if water demand of the building exceeds above 10% to the above water demand, then this Remark shall be treated as cancelled and fresh Remark shall have to be obtained by providing revised data.

Notes:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.

BRIHANMUMBAI MAHANAGARPALIKA
Hydraulic Engineer's Department

HE/ 732 /EEWW (P.&R.)/NOC
17 FEB 2025

Executive Engineer Water Works,
(Planning & Research),
Room no. 35, 3rd floor,
'B' Ward Municipal Office,
121, Ramchandra Bhatt Cross lane,
Opp. J. J. Hospital, Byculla,
Mumbai - 400009.

To,
Developer: M/s. Kanakia Spaces Realty Pvt. Ltd.,
C/o. Shri. Suresh C. Chhatpar (P.L No – 59),
G-1, Satyam Building, Sion Circle,
Sion (E), Mumbai-400022.

Subject : HE Remark's for the proposed Cluster Development Scheme (CDS) on plot bearing CTS No. 461, 461/1 to 41, 465A, 465/B, 465/C, 465/D, 465/E & 465/A/1 to 465/A/22 of village Borivali & CTS No.2430 of village Eksar, Borivali (W), Mumbai – 400092 in R/C ward.

Reference: 1) L.P's letter received on 31/12/2024
2) Scrutiny fee receipt No. 1005347952 dated 30/12/2024.

Name of Developer: M/s .Kanakia Spaces Realty Pvt.Ltd.

As per the plans and documents submitted by Licensed Plumber, the proposed building under reference is a residential cum commercial building accommodating, 915 tenements, 06 commercial offices. The total water demand of the proposed development works out to 4,11,750 lpd for residential & 1425 lpd for commercial with STP. The demand is calculated as per tenement statement submitted by Architect. However, demand for water connection will be recalculated by AEWW of concerned ward as per prevailing policy.

By direction, I have to inform you that, Hydraulic Engineer's remarks for the proposed redevelopment of existing building under Cluster Development Scheme (CDS) are as under –

1. Water supply for the said residential cum commercial buildings will be made available as per prevailing norms, on completion of proposed buildings.
2. Water supply brought from other than Municipal source shall not be mixed with Municipal water supply at any stage. Separate water storage tank and separate water mains, painted with red colour, shall be used for the same.
3. On receipt of approval for layout under reference, NOC for layout shall be obtained from this office. Also, all the conditions of layout NOC issued shall be applicable for each individual building in layout. Separate NOC shall be obtained from this office for each individual building in the layout.
4. The layout of water mains in the access and internal road shall be submitted, got approved from this department and laid by owner / developer at their own cost, prior to issue of occupation certificate. Water supply will be made available only after the laying & commissioning of the same.
5. The internal distribution system within building shall be got approved from this office / from AEWW of ward / consultant after obtaining full C.C. and shall be laid & certified from competent authority before availing the permanent water connection.
6. The owner / Developer shall on demand, pay the prorata cost of laying adequate size of water main in 13.40 M. wide D.P. Road passing through the plot under reference.
7. **Water supply as per condition no. 1, will be made available only after the laying & commissioning of water main in D.P. Road, compliance of condition No.4 & only after strengthening of water supply network / availability of water in supply zone.**

BRIHANMUMBAI MUNICIPAL CORPORATION

SEWERAGE PROJECT DEPARTMENT

Office of the
Dy.ChE Engineer
(Sewerage Project),P&D,
Engg. Hub, Stores Bldg.,
2nd floor, Dr. E. MosesRoad,
Worli, Mumbai-400 018.

No.Dy. Ch.E/SP/P&D/2806/Ward.

14 JAN 2025

To,
Shri. Suresh C. Chhatpar (PL. No. 59)
G-1, Satyam Building, Sion Circle,
Sion (E), Mumbai- 400 022.

Sub: Sewerage Line remarks for proposed Residential building on Plot Bearing CTS No. 461, 461/1 to 461/41, 465A,465/A/22, 465B, 465C, 465 D, 465 E & 2430 of Village Borivali (W) in R/C ward.

Ref: 1) L.P. Suresh C. Chhatpar (PL. No. 59) letter dtd 20.12.2024.
2) Scrutiny fee paid u/no SAP no. 1005411538 & Receipt No. 1876938 dated 14.01.2025.

Gentlemen,

With reference to above, this is to inform you that as per this office record, there exists 230 mm dia. sewer line along 9.15 mt W. J. Patil existing road and 230 mm dia. sewer line along Anil Bhai Desai Marg abutting to the plot under reference. Existing sewer lines are marked in Blue colour on plan enclosed herewith.

However, the remarks regarding details of the alignment of sewer line, its functioning, exact location of manhole and depth of manhole etc. shall be obtained from E.E.(S.O.)P.S.W.S.

These remarks are issued without site inspection and as per the request of Developer for MOEF purpose. After the approval of IOD it is mandatory to obtain sewerage remarks for street connection from this office. The prorate charges if applicable will have to be paid by the party and the same will be recovered at the time of issuing final sewerage remarks by this office. These remarks are issued without site inspection and shall not be treated as N.O.C. of this department.

Yours faithfully

14/01/2025

EE(SP)P&D W.S.

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

A REGIONAL UNIT OF
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

म्हाडा MHADA

TENDER NOTICE

Ref. No. EE/Borivali Div/MB/tender/04/2025-2026

The Executive Engineer, Borivali Division, Mumbai Housing and Area Development Board, (a unit of MHADA) Room No. 475, Third Floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 invites sealed tenders in B-1 form (percentage rates) from eligible contractors who are registered with MHADA/ M.C.G.M./ CIDCO/ PWD/ CPWD/ MJP/ MIDC/ BPT/ MES/ Indian Railway or any Govt. / Semi Govt. organisation of appropriate Class for the following works. Blank tender documents will be available from 08/12/2025.

Tender No.	Name of Work	Estimate cost put to tender	Type of Tenderer	Tender Price	Date of issue of blank tender	Date & time of receipt of sealed tender
1	Cleaning and removing debris reconstruction of damaged compound wall, repairing of drain and cleaning the plot for Bldg. No. 15 near Bldg.. No. 14 at Old MHB colony, Gorai Road, Borivali (W)	4,30,994/-	Class 7 & above	Rs. 590/-	08/12/25 to 15/12/25 10.00 AM to 1.00 PM	16/12/25 to 17/12/25 10 AM to 1.00 PM
2	Cleaning of sewer line, desilting of manhole and repairing of manhole at Pragati-1 CHSL to Pragati 16 CHSL, New Link Road, Mahavir Nagar, Kandivali (W), Mumbai-400061	6,00,683/-	Class 7 & above	Rs. 590/-	08/12/25 to 15/12/25 10.00 AM to 1.00 PM	16/12/25 to 17/12/25 10 AM to 1.00 PM
3	Providing Watch & Ward Services at Plot No. 267, 271, 273, 275, 281, 283, 285, 291, 293, 295 and 297, RDP 4, Sector 2, Charkop, Kandivali, Mumbai-400067	8,35,785/-	Class 7 & above	Rs. 590/-	08/12/25 to 15/12/25 10.00 AM to 1.00 PM	16/12/25 to 17/12/25 10 AM to 1.00 PM

The tender acceptance authority having sole right to accept or reject tender.

MHADA - Leading Housing Authority in the Nation
CPRO/A/1070

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Sd/-
Executive Engineer
Borivali Division / Mumbai Board

GOVERNMENT OF MAHARASHTRA

Office of the Executive Engineer,
Mahad Public Works Division, Mahad-Raigad
Email: mahad.ee@mahapwd.gov.in, Ph. No. 02145 222167

Tender Notice No. 44 for 2025-26

Online percentage rate tenders in **B-1** Form are invited by the Executive Engineer, Public Works Division Mahad, District Raigad-402301 for the following works from **Contractors registered in appropriate class** of the Public Works Department of Maharashtra State, The name of work, estimated cost, earnest money, security deposit, time limit for completion etc. The details can be viewed and downloaded online directly from the Government of Maharashtra e-tendering Portal **https://mahatenders.gov.in** as under.

Sr. Tender No.	Name of work	Estimated Cost (Rupees)	Bid Security (E.M.O.) (Rupees) via Online	Cost of Tender Form. (Rupees) via Online	Period of completion of work (including monsoon)	Class of Contractor
1	2	3	4	5	6	7
1	Reapirs to tehsil office and Construction of New Setu Office Of poladpur Tal. Poladpur	3668890/-	37000/-	590/-	6 (Month)	Class V A
2	Construction of Samajik Sabhagruh at Mauje Wadghar, Poladpur, Taluka Poladpur, District Raigad.	16976837-	17000/-	590/-	6 (Month)	Class V A
3	One Year Maintenance and Repairs to Vile Patnus road SH 98 Km 76/800 to 81/800 Taluka Mangaon, District Raigad.	1137990/-	12000/-	590/-	6 (Month)	Class VI
4	Construction of Protection Wall on Mhasadi Korkhande Kistketaki Nigudshet and SH 97 to Medhe SH 91 MDR 81 in K.M 2/100 to 2/150 Taluka Tala, District Raigad.	1271417/-	M.S.S.	590/-	6 (Month)	M.S.S.
5	Construction of Protection Wall on Mhasadi Korkhande Kistketaki Nigudshet and SH 97 to Medhe SH 91 MDR 81 in K.M 2/200 to 2/2SO Taluka Tala, District Raigad.	1187876/-	M.S.S.	590/-	6 (Month)	M.S.S.
6	Special Repairs to ITI Building (repairs to principal cabin and staff room) at Nagoihane, Taluka Roha, District Raigad.	1268750/-	M.S.S.	590/-	6 (Month)	M.S.S.
7	Special Repairs to ITI Building at Nagothane (repairs to Yard), Taluka Roha, District Raigad.	1082571/-	M.S.S.	590/-	6 (Month)	M.S.S.

Schedule

Seq. No.	Stage	Start		Expiry	
		Date	Time	Date	Time
1.	Period of online sale & online Submission of bid documents	05/12/2025	10.00	12/12/2025	18.00
2.	Online opening of Technical bid & Price bid (If possible) in Office of the Executive Engineer, Public Works Division Mahad District Raigad	15/12/2025	11.00		

Note : Bid documents are available on https://mahatenders.gov.in

No. MHD/AB/TC/4550
Date : 03/12/2025
DGIPR 2025-26/4397

Sd/-
Executive Engineer
Public Works Division, Mahad

PUBLIC NOTICE

ICICI Bank

Branch Office: ICICI Bank Ltd., BP-4, Technopolis Building, 4th Floor, Sector V, Salt Lake City, Kolkata West Bengal - 700091
CIN No: L65190GJ1994PLC021012, www.icicibank.com

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA). A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	B Muralidhar Reddy/ B Padmini Reddy/ Duryadhan Reddy Bankila/ Bankila Santu Reddy/ Lalkamagam Samantiapalli Gopinathpur Orissa Berhampur- 761005/ LBBEP00005490921/ TBBEP00006275840/ LBBEP00006285957	Khata No. 129 , Corresponding to New Khata No. 200/105, Chaka No. 8 & Plot No. 49, Chaka No. 24 & Plot No. 52 Chaka No. 26 & Plot No. 58, Kissam- Gharabari Tahasil- Patrapur , SRO- Patrapur, Ri Circle- Samantiapalli, PS- Jarada, Ps No. 175, Mouza- Lalkamagan , Dist.- Ganjam, Odisha Admeasuring an area of Admeasuring An Area of 0.203 Decimals Out of A Total Area Admeasuring Ac. 0.356 Decimals For Total 1 Mouza, 1 Khata & 3 Plots	October 14,2025 Rs. 66,53,946.82/-	02/06/ 2025

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: December 06, 2025
Place: Thane (Mumbai)

Sincerely Authorised Officer,
For ICICI Bank Ltd.

PUBLIC NOTICE

This is to inform to the general public that, the proposed Redevelopment project under DCR 33(9) at Plot bearing CTS no. 461, 461/1 to 461/41, 465/A, 465/A/1, to 465/A/22, 465B, 465C, 465D, 465E of Village Borivali & 2430 of village Eksar, Taluka Borivali Mumbai, Maharashtra by developers 'M/s. Kanakia Spaces Realty Pvt Ltd has been accorded Environmental Clearance from Ministry of Environment, Forest and Climate Change Department, Mantralaya, Govt. of Maharashtra vide letter no. SIA/MH/INFRA2/522829/2025, dated: 03/12/2025, copies of the said Environmental Clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at http://parivesh.nic.in

Sd/-
M/s. Kanakia Spaces Realty Pvt Ltd.
'A' Wing, Ground Floor,Vilco Centre, Subhash Road, Opp. Garware, Vile Parle (E), Mumbai – 400 057. Maharashtra.
Date: 06.12.2025

IDBI BANK

CIN : L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062.
M. No.: 9430022540/9953581483/7800552000
Email : rahul.kulkarni@idbi.co.in & gupta.sanjeev@idbi.co.in; **Website:** www.idbi.bank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
See Proviso to Rule 8(6) or 9(1)

Sale of Immovable property mortgaged as security

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)/9(1)* of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on **"As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis"** on **08.01.2026**.

Inspection date: 30.12.2025 (From 11:00 AM to 04:00 PM) With Prior Appointment.

Last date of Submission of Bid: 07.01.2026 (Till 4:00 PM). Date of E-Auction: 08.01.2026 (From 11:30 AM to 12:30 PM).

Brief description of properties and other details are mentioned hereunder:

Sr. No.	Customer name	Brief Description of Properties	Possession Type	Reserve Price	EMD	Outstanding Balance
1	Ajayakumar Kodanda Pradhan & Savitri Ajayakumar Pradhan	Flat No B 402 Bldg No 2 Wonder Residency Fatherwadi Golani Naka Vasai East 401208 Carpet Area 397 Sq. Ft.	Physical	30.02 Lakh	Rs. 3.10 Lakh	Rs.33.67 Lakh as on 10.11.2025
2	Asif Moosa Sayed & Salim Musa Sayyed	A-02, Ground Floor, Bldg No.9, New Hill View CHSL, Off Palghar Manor Road, Palghar East 401404 Carpet Area 529 Sq. Ft	Physical	26.00 Lakh	Rs. 2.60 Lakh	Rs. 47.93 Lakh as on 10.11.2025

3 **Gist of the terms & conditions appearing in Bid Document:**

1. The sale of Secured Assets is on **"as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is **Rs.10000/-**
3. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: **www.baanknet.com** and shall take place on 08.01.2026 at 11.30 am to 12.30 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.baanknet@psballiance.com, Phone no - 8291220220 (For Technical and Bidding Process).
4. Bidders are advised to go through the website: **www.baanknet.com** for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
5. Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd., Goregaon West Branch, Payable at Mumbai or to be remitted to **Account No. 69134915010026, IFSC Code : IBKL0000691,** Branch Name : IDBI Bank Limited, Goregaon west, Maharashtra, by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/ shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062, on M. No.: 7800552000/9430022540/9953581483, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbi.bank.in
13. Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000/9430022540/9953581483, Email: rahul.kulkarni@idbi.co.in at the above address in person during 06.12.2025 to 07.01.2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc,.
14. Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place: Mumbai
Date: 05.12.2025

Sd/-
Authorized Officer, IDBI Bank Ltd

PUBLIC NOTICE

NOTICE is hereby given to the public at large that, under the instructions of my client, I am investigating the right, title and interest of (i) **Anoop Devraj Khanna**, (ii) **Manju Anoop Khanna** and (iii) **Pooja Anoop Khanna** who are intending to sell to our clients the shares, flat and parking space (collectively "**Property**") described in the **Schedule** hereunder written free from all encumbrances, claims and demands.

All persons having any claim and/or demand and/or objection against / upon / in respect of the right / title / interest of the said Property or any part thereof by way of mortgage, encumbrance, sale, agreement for sale, transfer, assignment, lease, agreement to lease, sub-lease, agreement to sub-lease, tenancy, license, sub-license, lien, charge, trust, maintenance, easement, gift, *lis-pendens*, exchange, share, beneficial interest, possession, release, relinquishment, partition, power of attorney, will, bequest, inheritance, FSI, development rights, family arrangement / settlement, possession, allotment, order or decree or direction of any court or any other statutory or adjudicating authority or by way or any other method or otherwise howsoever ("**Claims**"), are hereby required to make the same known in writing to Mr. Harsh Shah, Advocate, having address at 4, Ish Kripa, Plot No. 373/B, Bhandarkar Road, Matunga East, Mumbai, Maharashtra - 400019 also with a copy addressed over email at Rmhjuris@gmail.com (marked to the attention of Mr. Harsh Shah) along with copies of necessary supporting documents, within **14** (**Fourteen**) days from the date of publication hereof, failing which it would be deemed that no such claim, right, title, or interest exists and the same shall be treated as waived or abandoned and/or not binding upon our clients and our clients will go ahead and conclude the acquisition of the Property.

THE SCHEDULE OF THE PROPERTY

(I) Flat No. B-17 admeasuring 548 sq. ft. built up area or thereabouts on 2nd floor of the building known as "Suman Shreyas Co-operative Housing Society Limited" situated at 2nd Hansabad Lane, Santacruz West, Mumbai - 400 054 located on the land bearing Plot No. 13, 14 and 15 and bearing C. T. S. No. H-400, Survey No. 62, Village - Bandra, Taluka - Andheri of Mumbai Suburban District.

(ii) 5 (Five) Equity Shares of Rs. 50 (Rupees Fifty Only) each bearing Distinctive Nos. 111 to 115 under Share Certificate No. 23 of the Suman Shreyas Co-operative Housing Society Limited.

(iii) Car Parking Space in the Building.

Sd/- **MR. HARSH SHAH** (Advocate)
Bombay High Court
Place: Mumbai Date: 06.12.2025

Reliance Industries Limited
Growth is Life

Regd.office: 3rd Floor, Maker Chambers IV, 222, Nariman Point, Mumbai - 400 021.
Phone: 022-3555 5000. Email: investor.relations@ril.com
CIN: L17110MH1973PLC019786

NOTICE

NOTICE is hereby given that the following certificate(s) issued by the Company are stated to have been lost or misplaced and Registered Holders thereof have applied for the issue of duplicate certificate(s).

Sr. No.	Folio No.	Name / Joint Names	Shares	Certificate Nos. From - To	Distinctive Nos. From - To
1	132532977	Alpesh Mangubhai Patel	90	66615216-216	6869562316-405
		Smitakumari Mangubhai Patel			
2	45074714	Anil Jain	40	4629712-713	75803539-578
		Neelima Kasliwal	18	7666166-167	148513397-414
			12	10505390-390	187990010-021
			40	11413089-089	2056021 16-155
3	109486437	Anupa Sharma	18	61899661-661	2181198730-747
4	55989303	Atam Parkash Taneja	80	66409977-977	6853508748-827
5	126705380	Bimla Bai	36	58142334-334	1612791955-990
		Shambhu Ram	36	62501051-051	2210650672-707
			72	66765731-731	6884934729-800
6	104016394	C H Rajini	45	57813845-845	1603306849-893
			45	62524643-643	2212231728-772
			90	66794772-772	6887082268-357
7	3445062	Deepali Shashikant Shetye	5	619575-575	17217395-399
		Shashikant Radhakrishna Shetye	11	1012871-871	25321673-683
8	107663943	Dilip Kumar Shaman Lal	18	61873470-470	2180845270-287
9	115472367	Dilip Kumar Bisani	18	57841671-671	1604134976-993
			18	62136374-374	2183945673-690
			36	66821811-811	6889551759-794
10	88059361	Eurasia Publishing	40	59233687-687	1930411145-184
		House P Ltd	40	62235152-152	2187506981-020
			80	66432274-274	6855700399-478
11	18778149	G N Gayathri Devi	4	13710587-590	293294608-611
			4	50547079-079	1160682976-979
			36	58400432-432	1622462709-744
			44	62527082-082	2212436692-735
12	29109486	H Janardana Shenoy	5	7036251-251	14341 1052-056
			1	12744945-945	25736701 3-013
			6	50613014-014	1161012526-531
			12	62130914-914	2183873387-398
13	3632334	Hetal J Ladhani	5	635117-117	17330377-381
		Jamnadas M Ladhani	4	6413488-488	13552974 1-744
		Madhu J Ladhani			
14	32225811	Jasmati Devi	32	8573369-369	65983419-450
		Shiva Narain Singh	18	8573369-369	145846644-661
			8	8573370-370	65983451-458
15	751499	Jayesh Jashbhai Patel	1	187373-373	12059948-948
			8	847307-307	21482362-369
			5	3044588-588	49022258-262
			10	10162724-724	182863537-546
			24	62324450-450	2194220812-835
			48	66553801-801	6864909077-124
16	27990495	Jaysukhlal Jadia	20	3546948-948	54148259-278
17	88184181	Jupalli Lakshmikantha Reddy	20	59253017-017	1930925181-200
			20	62108350-350	2183596995-014
			40	66783544-544	6886291955-994
18	28743963	Kamal Kumar Singhania	30	16804808-809	469937285-314
19	37694819	Kanika Gupta	6	7876616-616	153047116-121
		Rita Gupta	10	10506649-649	188009354-363
			16	50798350-350	1162971972-987
20	52701571	Kashmiraben B Joshi	2	62654933-933	2223992421-422
			2	67106234-234	6911730074-075
21	46726430	Keshavji Manek Gada	100	66624229-229	6870359386-485
22	107663935	Kishor Kumar Shaman Lal	18	61873469-469	2180845252-269
23	35454381	Manohar Lal Jassal Santosh Jassal	120	66459175-175	6858010684-803
24	36322900	Nanaji Dungarji Bhil	25	51004013-013	1167347178-202
		Amathiben Nanaji Bhil	25	62345981-981	2196056866-890
25	75987544	Perkulia Gupta	25	16631684-684	466097770-794
			25	50960795-795	1166266728-752
			50	62234135-135	2187394607-656
			100	66430989-989	6855585218-317
26	115601566	Philip Punnen	18	57895996-996	1605784634-651
			18	62160574-574	2184264013-030
			36	66855556-556	68922901 90-225
27	88366824	Pravat Karmakar	20	59270849-849	1931187206-225
			20	62187240-240	2184592727-746
28	15804513	Premchand Jain	22	12956294-294	260136830-851
29	129389004	Rajan Wadhwa	63	57628069-069	1597792295-357
			126	66501628-628	6861200281-406
30	32242201	Rohini Pathania	15	7329994-994	145861185-199
31	65301016	Sahil Mehta	25	20129488-488	387740150-174
32	110376688	Sanjay Sadh Masurmila Sadh Minakshi Sadh	18	61825740-740	2180259326-343
33	34317569	Sanjeev Kumar Gupta	40	4416472-473	71538739-778
34	131706696	Santosh Anant Shinde	9	57370014-014	1589960185-193
			9	62029381-381	2182611007-015
			18	66675630-630	6876986925-942
35	55553432	Sanyogta Kumra	40	10746774-774	192422980-019
			40	62264013-013	2189748406-445
			80	66469541-541	6858789731-810
36	74126375	Saroj Kumar	30	16371012-013	407130700-729
			30	62602558-558	2218279420-449
			60	66891103-103	6895028050-109
37	88502141	Satinder Jain Punam Jain	1	59260942-942	1931112860-860
38	108756406	Shakuntla Devi	45	57593566-566	1596799343-387
			45	62272162-162	2190356522-566
			90	66480379-379	6859622872-961
39	4700333	Shashikant Radhakrishna Shetye	5	724141-141	17987983-987
			11	1111530-530	26457803-813
		Deepali Shashikant Shetye			
40	65659948	Sheela Vijaivargia	100	66530209-209	6863163116-215
41	70697815	Sheela Vijaivargia	120	66530212-212	6863163456-575
42	80045409	Smita Santosh Cherieth Santosh Cherieth	50	57128140-140	1185810124-173
			8	57128141-141	143949666-673
			2	57128141-141	214915045-046
			15	57128141-141	259148785-799
			25	57128141-141	392961460-484
			40	57128142-142	59104479-518
			10	57128142-142	143949656-665
			50	57128143-143	1185810074-123
43	100264474	Sridevi Shankar Kattishetti	18	58166101-101	1613469941-958
			18	62135169-169	2183929775-792
			36	66820017-017	6889395391-426
44	100093394	Suhaschandra Pilke Smita Suhaschandra Pilke	45	58100614-614	1611588463-507
45	65278707	Sunita A Mehta	25	20099885-885	387739100-124
46	53072691	Tara Murlidhar Hase Murlidhar Keru Hase	160	66737691-691	6882795072-231
47	105814839	Theresa I Rodrigues Inacio Rodrigues	9	62005782-782	2182343286-294
48	101032411	Thomas Anton	45	57890226-226	1605605893-937
		Kalathiveetil	45	62570709-709	2215861752-796
			90	66851233-233	6891948047-136
49	33854315	Trupti Pankaj Shukla	120	66601887-887	6868546624-743
50	34556211	Uday Haribhau Thakar	20	4450344-344	72216179-198
			5	7552256-256	147567952-956
			25	51019134-134	1167725203-227
51	115159693	Uday Haribhau Thakar	45	57745180-180	1601273236-280
52	1170104	Uma M Sheth	4	462028-028	16176511-514
		Mahesh B Sheth	25	20062664-664	387728875-899
53	13119465	Usha Kantheeswaran	4	6700653-653	139972522-525
		S Kantheeswaran	4	62020517-517	2182510495-498
			8	66662135-135	6875440825-832
54	111203639	Vinodaben Kaushikkumar Patel	9	58251714-714	1615738062-070
			9	58594746-746	1627126804-812
		Kaushikkumar Chunilal Patel	18	61928444-444	2181535417-434
			36	66541644-644	6864019920-955
		Total	**3994**		

The Public is hereby cautioned against dealing with these shares in any way. Any person(s) who has / have any claim against these shares, should lodge such claim with the Company's Registrar and Transfer Agent viz. **"KFin Technologies Limited"** Selenium Tower B, Plot No. 31-32, Gachibowli Financial District, Nanakramguda, Hyderabad - 500 032, **within Seven (7) days** from the date of publication of this notice, failing which, the Company will proceed to issue letter(s) of confirmation in lieu of duplicate certificate(s) in respect of the aforesaid shares.

for Reliance Industries Limited
Sd/-
Savithri Parekh
Company Secretary and Compliance Officer

Place : Mumbai
Date : December 5, 2025

www.ril.com

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] Sale notice for sale of immovable properties

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**,the same shall be referred herein after as **AUSFB.** The Secured Assets will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website **https://sarfaesi.auctiontiger.net**

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money for Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060114345818 & L9001060817180002, Dheeraj Jayant Gurnani S/O Jayant Chabbaldas (Borrower), Smt.Madhavi Dheeraj Gurnani W/O Dheeraj Gurnani (Co-Borrower), Dinesh Jayant Gurnani S/O Jayant Gurnani (Co-Borrower) Smt.Harashata Gurunani	13-Jun-23 Rs. 12,50,443/- Rs. Twelve Lac Fifty Thousand Four Hundred Forty-Three Only & Rs. 6,00,615/- Rs. Six Lac Six Hundred Fifteen Only As On 12-Jun-23	24-Mar-25	Property Situated At Nisarg CHS, Shop No 3, Ground Floor, Plot No 230 A, Sec.- 19/A Koparkhairane , Navi Mumbai , Thane, Maharashtra **Admeasuring 248 Sq.Ft**	Rs. 16,00,000/- Rs. Sixteen Lakh Only.	Rs. 1,60,000/- Rs. One Lakh Sixty Thousand Only.	**07-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **05-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** 4th Floor, Shankeshwar Arcade, Near Ghantali Mandir Road, Dist- Thane, Maharashtra- 400602	Ishant Dhingaan 9116647841 9773358234 auctions@ aubank.in **31-Dec-25**
W/O Dinesh Gurnani (Co-Borrower) Mohit Lighting Throught Its Proprietor Dhiraj Jayant Guranani (Borrower)									
(Loan A/C No.) L9001070143237085, Chutara Ram (Borrower), Kheraj Ram (Co-Borrower)	21-May-25 Rs. 23,02,787/- Rs. Twenty-Three Lac Two Thousand Seven Hundred Eighty-Seven Only As On 13-May-25	13-Aug-25	Property Situated At Flat No 802 , Eight Floor , Building No 01 Building Known As Signature Heights Vill - Valiv, Tehsil - Vasai Dist - Palghar , Maharashtra **Admeasuring 35.02 Sq.Mtr**	Rs. 25,00,000/- Rs. Twenty Five Lakh Only.	Rs. 2,50,000/- Rs. Two Lakh Fifty Thousand Only.	**21-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **19-Jan-26**	**Au Small Finance Bank Ltd, Branch Office :-** Shop No 110 ,First Floor Jay Gurudev Mall, Devisha Road, Pach Batti Palghar, Maharashtra, 401404	Ishant Dhingaan 9116647841 9773358234 auctions@ aubank.in **13-Jan-26**
(Loan A/C No.) L9001060131691572, Vicky Chinese Center Through Its Proprietor Sandip Pandurang Suryawanshi (Borrower), Sandip Pandurang Suryawanshi Pandurang Navnath Suryawanshi (Co-Borrower)	17-Jan-24 Rs. 5,88,626/- Rs. Five Lac Eighty-Eight Thousand Six Hundred Twenty-Six Only As On 16-Jan-24	12-Mar-25	Property Situated At- Gat No- 250, Milkat No- 3900, Phulenagar, Tal- Wai, Dist- Satara, Maharashtra. **Property As Per Documents 2152 Sq Ft But Physically Available 1820 Sq Ft.**	Rs. 6,00,000/- Rs. Six Lakh Only.	Rs. 60,000/- Rs. Sixty Thousand Only.	**15-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **13-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** Shop No 12, Shriram Towers, Kolki, Phaltan, Dahiwadi Road, Phaltan, Satara, Maharashtra	Ravindra Devare 7039052930 9773358234 auctions@ aubank.in **08-Jan-26**
(Loan A/C No.) L9001060817691572, Abhishek Enterprises (Borrower), Pranay Prakash Gavankar (Co-Borrower)	17-Feb-24 Rs. 16,86,714/- Rs. Sixteen Lac Eighty-Six Thousand Seven Hundred Fourteen Only As On 12-Feb-24	20-Feb-25	Property Situated At- **Shop No- 06, Admeasuring 197.10 Sq.Ft. and Shop No- 07, Admeasuring 197.10 Sq.Ft.** Survey No- 78 B, Ground Floor, Queens Palace, Plot No- D, Near- Phatak, Village- Navali, Tal- Palghar, Dist- Thane, Maharashtra	**Shop No- 06** Rs. 5,00,000/- Rs. Five Lacs Only **Shop No- 07** Rs. 5,00,000/- Rs. Five Lacs Only	**Shop No- 06** Rs. 50,000/- Rs. Fifty Thousand Only **Shop No- 07** Rs. 50,000/- Rs. Fifty Thousand Only	**15-Jan-26** 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before **13-Jan-26**	**AU Small Finance Bank Ltd., Branch Address :** 4th Floor, Shankeshwar Arcade, Near Ghantali Mandir Road, Dist- Thane, Maharashtra- 400602	Ishant Dhingaan 9116647841 9773358234 auctions@ aubank.in **08-Jan-26**

The terms and conditions of e-auction sale:-

(1). The E-Auction sale of Secured Asset is on "as is where is" , "as is what is" , "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property.

(2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any

जाहिर सूचना

ह्या सुचनेद्वारे सर्वसामान्यांना कळविण्यात येते कि, डी.सी.आर. ३३(९) अंतर्गत प्लॉट सी.टी.एस. क्र.४६१, ४६१/१ ते ४६१/४१, ४६५/ए, ४६५/ए/१, ते ४६५/ए/२२, ४६५बी, ४६५सी, ४६५डी, ४६५ई, या बोरिवली गाव आणि २४३० एक्सर गाव, तालुका बोरिवली, मुंबई, महाराष्ट्र येथील प्लॉटवरील प्रस्तावित पुनर्विकास प्रकल्पासाठी मे.कनाकिया स्पेसेस रिअल्टी प्रायव्हेट लि. या विकासकांना, पर्यावरण विभाग, वन आणि हवामान बदल विभाग, मंत्रालय, महाराष्ट्र शासन यांच्याकडुन पर्यावरण मंजुरी प्राप्त झाली आहे. मंजुरी पत्र क्र. एसआयए/एमएच६क्रा/५२२८२९/२०२५, दिनांक ०३/१२/२०२५. वरील पर्यावरणीय मंजुरी पत्राची प्रत, महाराष्ट्र प्रदुषण नियंत्रण मंडळाकडे उपलब्ध आहे. तसेच ती http://parivesh.nic.in या संकेतस्थळावरही पाहता येईल.

सही/-
मे. कनाकिया स्पेसेस रिअल्टी प्रा.लि.
'ए' विंग, तळ मजला, विलको सेंटर, सुभाष रोड, गरवारे च्या समोर,विलेपार्ले (पुर्व), मुंबई - ४०० ०५७, महाराष्ट्र.

दिनांक: ०६/१२/२०२५.

पश्चिम रेल्वे

सौर यंत्रणेसह सीसीटीव्ही कॅमेरे पुरवठा आणि स्थापना

वरिष्ठ विभागीय सिग्नल आणि दूरसंचार अभियंता (उत्तर), दुसरा मजला, विभागीय रेल्वे व्यवस्थापक कार्यालय, मुंबई सेंट्रल, मुंबई-४०० ००८ मागवित आहे. **ई-निविदा क्र.: एसजी-२१६-२-१३५-डब्ल्यु-आर१ दिनांक ०४/१२/२०२५ काम आणि स्थान:** मुंबई विभाग (डब्ल्यु आर) मधील सुरत विभागातील ट्रॅक साईड संवेदनशील ठिकाणी देखरेखीसाठी सौर यंत्रणेसह सीसीटीव्ही कॅमेरे पुरवठा, स्थापना, चाचणी, चालू करणे, सह तीन वर्षांची वॉरंटी पूर्ण झाल्यानंतर पाच वर्षांसाठी सीएएमी. **कामाची किंमत:** रू. ९२,८५,७८७.३८. **ईएमडी:** १,८५,७००/-. **ई-निविदा कागदपत्रे सादर करण्यासाठी अंतिम तारीख आणि वेळ:** २९.१२.२०२५, १५:०० वा. पर्यंत. **ई-निविदा उघडण्याची तारीख आणि वेळ:** २९.१२.२०२५ रोजी १५:३० वा. निविदा **www.ireps.gov.in** या वेबसाइटवर पाहता येतील. 0872

लाईक करा : facebook.com/WesternRly

सेंट्रल बँक ऑफ इंडिया
सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

मुख्य कार्यालय:
चंद्रमुखी, नरिमन पॉईंट, मुंबइ-४०० ०२१
शाखा कार्यालय:- एस ए एम शाखा, ३४६, स्टँडर्ड बिल्डिंग, २ रा मजला, डॉ. दादाभाई नौरोजी रोड, फोर्ट, मुंबई - ४०० ०२३

शुद्धिपत्रक

कृपया ०६.१२.२०२५ रोजी या सूचनेमध्ये प्रकाशित झालेल्या ई-लिलाव विक्री सूचनेचा संदर्भ घ्या. या सूचनेत **कर्जदार क्रमांक ३ मे. चिंतामणी एक्सपोर्ट्स प्रायव्हेट लिमिटेडच्या** संदर्भात या सूचने मध्ये कृपया ३८५२२९ चौरस फूट क्षेत्रफळ असा वाचा आणि **पृष्ठ क्रमांक ३** वर **मध्ये कृपया एसएएम शाखा:-** एस ए एम शाखा, ३४६,स्टँडर्डबिल्डिंग, २ रा मजला, डॉ. दादाभाई नौरोजी रोड,फोर्ट, मुंबई-४०००२३.ई-लिलाव विक्री सूचनेतील इतर तपशील समान राहतील.

सही/-
दिनांक: ०७.१२.२०२५ प्राधिकृत अधिकारी,
ठिकाण : मुंबई सेंट्रल बँक ऑफ इंडिया

SMFG India Credit
Pragati Ki Nayi Pehchaan

एसएमएफजी इंडिया क्रेडिट कंपनी लिमिटेड

कॉर्पोरेट कार्यालय : १०वा मजला, कार्यालय क्र. १०१, १०२ व १०३, २ नॉर्थ एव्हेन्यू, मेकर मॅक्सिटी, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा(पू), मुंबई-४०००५१

स्थावर मिळकतींच्या विक्रीकरिता विक्री सूचना

सिक्युरिटायझेशन ॲण्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् ॲण्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ आणि ९ च्या परंतुकान्वये स्थावर मत्तेच्या विक्रीसाठी **१५** दिवसांची ई-लिलाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषत: कर्जदार आणि हमीदार यांना सूचना याद्वारे देण्यात येते की, खालील वर्णिलेल्या स्थावर मिळकती या तारण धनकोंकडे गहाण/प्रभारित आहेत. ज्यांचा कब्जा हा **एसएमएफजी इंडिया क्रेडीट कंपनी लिमिटेड (एसएमएफजी इंडिया क्रेडीट)** च्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे ती खालील नमूद कर्जदार आणि हमीदार यांचेकडून **एसएमएफजी इंडिया क्रेडीट**/तारण धनकोंना थकीत वसुलीच्या तारखेपर्यंत त्यावरील पुढील व्याज आणि इतर खर्च आणि वरील नमूद थकबाकीच्या वसुलीसाठी खालील नमूद तारीख आणि वेळेत **''जे आहे जेथे आहे'',''जे आहे जसे आहे'' आणि ''जे काही आहे तेथे आहे''** तत्वाने विकण्यात येणार आहे. राखीव किंमत, इसारा अनामत रक्कम (इअर) आणि इअर जमा करण्याची अंतिम तारीख खुष्दा खाली नमूद केलेली आहे.

कर्जदार/ हमीदार/ कर्ज खाते	मागणी सूचना दिनांक व रक्कम आणि कब्जाचा प्रकार	स्थावर मिळकतीचे वर्णन	राखीव किंमत, इअर आणि इअर सादरीकरणाची अंतिम तारिख	ई-लिलावाची तारीख आणि वेळ
१. राजनीरा लुब्रीकंट्स २. कोमल अशोक आहुजा ३. अशोक लालचंद आहुजा	६ मार्च, २०२३ रु. १,१७,३६,९१४/- (रुपये एक करोड सतरा लाख छत्तीस हजार नऊशे चौदा मात्र) ६ मार्च, २०२३ रोजीस प्रत्यक्ष कब्जा	ती सर्व मिळकत धारक शॉप क्र. ७०३ (समाविष्ट तळ आणि पहिला मजला सह टेरेस) प्रत्येकी मजला क्षेत्र मोजमापित ४१४ चौ. फू. वॉर्ड क्र. २०, मिळकत क्र. २०बीआय०४६४३८४००, सिटी सर्व्हे क्र. ४६१८, धारक युनिट क्र. १८९, शीट क्र. ६५, तालूका उल्हासनगर, जिल्हा ठाणे.	राखीव किंमत : रु. ६६,९२,२२०/- (रुपये सहासष्ट लाख ब्यान्नव हजार दोनशे वीस मात्र) इअर : रु. ६,६९,२२२/- (रुपये सहा लाख एकोणसत्तर हजार दोनशे बावीस मात्र) इअर ठेवीची अंतिम तारीख : २९.१२.२०२५	दिनांक : ३०.१२.२०२५ वेळ : स. ११:०० दु. ०१:०० (प्रत्येकी ५ मिनिटांच्या अमर्याद विस्तारांसह)

विक्रीच्या तपशीलवार अटी आणि शर्तींकरिता, कृपया १) **श्री. प्रतीक सकपाळ:** ९९२०१५७६८७, २) **श्री. विक्रम छेत्री:** ९९२०७४०८८२, ३) **अनिल खुडे:** ८७९३२३८५०३ किंवा एसएमएफजी इंडिया क्रेडीट कंपनी लिमिटेड/तारण धनकोच्या वेबसाईट म्हणजेच www.smfgindiacredit.com मध्ये पुरविलेल्या लिंकचा संदर्भ घ्यावा.

दिनांक : ०७/१२/२०२५ सही/-, प्राधिकृत अधिकारी
ठिकाण : मुंबई एसएमएफजी इंडिया क्रेडिट कंपनी लिमिटेड

ICICI Bank

नोंदणीकृत कार्यालय: आयसीआयसीआय बँक लिमिटेड, लॅण्डमार्क, रेस कोर्स सर्कल, वडोदरा ३९०००७

कॉर्पोरेट कार्यालय: आयसीआयसीआय बँक टॉवर्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (पू), मुंबई - ४०००५१

शाखा कार्यालय: कार्यालय क्र. २०१-बी, २रा मजला, वायफाय आयटी पार्क, रोड क्र. १, प्लॉट क्र. बी/३, वागळे इंडस्ट्रियल इस्टेट, ठाणे (पश्चिम), ठाणे- ४००६०४

मयत कर्जदाराच्या कायदेशीर वारसांची माहिती देण्याबाबत सूचना

जाहीर सूचना

सूचना याद्वारे देण्यात येते की, गृहकर्ज एलबीपीयुएन०००००७१६८५३२ आणि टीबीपीयुएन०००००७१३९७०२ (पत सुविधा) आयसीआयसीआय बँक लिमिटेड (बँक) द्वारे मयत राहुल मधुकर दावांगे यांच्यासह देवयानी राहुल दावांगे यांना मंजूर करण्यात आली आहे. सदर पत सुविधा फ्लॅट क्र. १०२, १ला मजला, बी-विंग, आनंदी रेसिडेंसी बी-विंग सहकारी गृहरचना संस्था मर्या., स. क्र. ११, हिस्सा क्र. ६, गाव- शिवाने, तालुका-हवेली, पुणे ४११०२३ येथे स्थित मालमत्तेबाबत, तारणाच्या मार्गे तारण हितसंबंध देवयानी राहुल दावांगे द्वारे तयार करून ही कर्ज सुविधा सुरक्षित केली आहे.

आम्ही तुम्हाला कळवू इच्छितो की, बँकेच्या अधिकाऱ्यांनी केलेल्या क्षेत्रीय भेटींदरम्यान आणि नोंदणीकृत संपर्क क्रमांकांवर दूरध्वनीद्वारे संपर्क साधून राहुल मधुकर दावांगे यांच्या निधनाची बातमी आम्हाला कळली आहे. या संदर्भात, ०२ नोव्हेंबर, २०२५ रोजीचे पत्र कर्जदार आणि मयत राहुल मधुकर दावांगे यांच्या नोंदणीकृत पत्त्यांवर मयत कर्जदाराच्या कायदेशीर वारसांची माहिती देण्यासाठी पाठवण्यात आले होते. म्हणूनच, ही सूचना प्रकाशित झाल्यापासून १५ दिवसांच्या आत बँकेच्या नोंदी अद्ययावत करण्यासाठी सहाय्यक कागदपत्रांसह मयत राहुल मधुकर दावांगे यांच्या कायदेशीर वारसांची माहिती देण्यासाठी येथे सूचना देण्यात येत आहे. तुम्ही वरील तपशील **श्री./श्रीम. अमर निकम, कार्यालय क्र. २०१-बी, २रा मजला, वायफाय आयटी पार्क, रोड क्र. १, प्लॉट क्र. बी/३, वागळे इंडस्ट्रियल इस्टेट, ठाणे (पश्चिम), ठाणे- ४००६०४** येथे भेट देऊन सादर करू शकता.

दिनांक : डिसेंबर ०६, २०२५ सही/- प्राधिकृत अधिकारी,
ठिकाण: पुणे आयसीआयसीआय बँक लि. करिता

जाहीर सूचना

ICICI Bank

शाखा कार्यालय : आयसीआयसीआय बँक लि., कार्यालय क्रमांक २०१-बी, २रा मजला, रोड क्र. १, प्लॉट क्र. बी३, वायफाय आयटी पार्क, वागळे इंडस्ट्रियल इस्टेट, ठाणे (पश्चिम)-४००६०४.

खालील कर्जदारांनी आयसीआयसीआय बँकेकडून त्यांनी घेतलेल्या कर्ज सुविधेची मुद्दल आणि व्याजाचा परतावा करण्यात कसूर केलेली आहे आणि कर्ज नॉन परफॉर्मिंग ॲसेट्स (एनपीए) म्हणून वर्गीकृत झाले आहे. खालील सूचना सिक्युरिटायझेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ च्या कलम १३(२) अन्वये त्यांनी दिलेल्या त्यांच्या शेवटच्या ज्ञात पत्त्यावर त्यांना जारी करण्यात आली, तथापि ती न बजावता परत आली म्हणून त्यांना सदर जाहीर सूचनेद्वारे कळविण्यात येत आहे.

अ. क्र.	कर्जदार / सहकर्जदार / हमीदार / (कर्ज खाते क्रमांक) व पत्ता	अंमलात आणावयाच्या तारण मालमत्तेचे वर्णन	सूचनेची तारीख व सूचनेच्या तारखेप्रमाणे थकबाकी	एनपीएची तारीख
१.	मे. फंडामेंटल एन्युटेक प्रायव्हेट लिमिटेड/ शैलेंद्र एस कटारिया/ सिद्धी एस कटारिया/ (एलबीटीएनई०००००५१५०५६१) प्लॉट क्र. २६ सेक्टर ०७, डी मार्ट, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, नवी मुंबई- ४००७०९.	फ्लॅट क्र. ४०६, ४था मजला, शिद्दी यशवंत कॉम्प्लेक्स, इमारत ए, सिल्व्हर लीफ जवळ, कामतघर भिवंडी, ठाणे, महाराष्ट्र, ठाणे ४२१३०२.	ऑक्टो. २२, २०२५ रू. २८,९१,०२८/-	०३-०८-२०२५
२.	मे. फंडामेंटल एन्युटेक प्रायव्हेट लिमिटेड/ सहिस्ता परवीन/ शैलेंद्र एस. कटारिया/ (एलबीपीव्हीएल०००००४९४७९७१) ९१ स्प्रिंगबोर्ड बिझनेस हब प्रा.लि., कागलवाला हाउस, प्लॉट १७५, मेट्रो हाऊसच्या मागे, कलिना, मुंबई, सांताक्रूझ, महाराष्ट्र, सांताक्रूझ-४०००९८.	फ्लॅट क्र. ००१, तळमजला, ए विंग, इमारत क्र. ६९, जसपार्क १ सीएचएसएल दिंडोशी, गोकुळधाम गोरेगाव पूर्व, महाराष्ट्र, मुंबई ४०००६३.	ऑक्टो. २२, २०२५ रू. ५७,१८,८११.६/-	०३-०८-२०२५
३.	रॉयस डेव्हलपर्स/ संजय शांताराम कानकोशे/ गीता आर. पटेल/ (एलबीटीएनई०००३७०२२३८) सी १०१, मोहन हेरिटेज दारुखोना बुंग, अल्मेडा रोड, दारुखोना बाग, ठाणे पश्चिम, महाराष्ट्र, ठाणे-४००६०२.	कार्यालय क्र. ३, ४, ५, ६, ७ आणि ८, १ला मजला, इमारत क्र. ६, रॉयस पॅराडाईज, केएम अग्रवाल कॉलेजजवळ, गांधारे, कल्याण पश्चिम, ठाणे, महाराष्ट्र, ठाणे- ४२१३०१.	ऑक्टो. २२, २०२५ रू. ५०,७२,३९५.१९/-	०३-११-२०२४
४.	अब्दुल कादिर हबीब शेखानी/ नबिला अब्दुल कादिर शेखानी/ (एलबीएमयुएम०००००५६१५४०५/एलबीएमयुएम०००००५५८१४१२) सी ३०४ ३रा मजला, दूधवाला कॉम्प्लेक्स, बेलासिस रोड, मुंबई, महाराष्ट्र, मुंबई- ४००००८.	फ्लॅट क्र. ३०४, ३रा मजला, सी विंग, दुधवाला कॉम्प्लेक्स, बेलासिस रोड, मुंबई सेंट्रल, महाराष्ट्र, मुंबई-४००००८.	नोव्हें. ०१, २०२५ रू. १,५९,१७,११६.९९/-	०२-०७-२०२५
५.	नरपत कुमार पुरोहित/जोस्नादेवी नरपत कुमार पुरोहित/ (एलबीएमयुएम०००००५७७७५०९ /एलबीएमयुएम०००००५८००३२०/ एलबीव्हीआरआर०००००६४५९२०४ / टीबीव्हीआरआर०००००६४१९०८१) १०१ सी १ प्रभात रेसिडेन्सी न्यु विवा कॉलेज रोड, डीमार्ट समोर, पूनम नगर, विरार पश्चिम, वसई, पालघर, ठाणे, महाराष्ट्र, विरार-४०१३०३.	मिळकत-१: फ्लॅट क्र. ७०१, जी१ विंग, ७वा मजला, तिरुपती ग्रांडे सीएचएसएल., खारोडी, बोळिंज, यदुष्टी कॉम्प्लेक्स, विरार पश्चिम, पालघर, महाराष्ट्र, विरार-४०१३०३. मिळकत-२: फ्लॅट क्र. ७०२, जी१ विंग, ७वा मजला, तिरुपती ग्रांडे सीएचएसएल., खारोडी, बोळिंज, यदुष्टी कॉम्प्लेक्स, विरार पश्चिम, पालघर, महाराष्ट्र, विरार-४०१३०३.	नोव्हें. ०६, २०२५ रू. १,४५,५३,२०२.९९/-	०६-०८-२०२५
६.	संजय सत्यप्रकाश सिंह/ आभा दिवाकर सिंग/ (टीबीव्हीआरआर०००००६९४९२५६) फ्लॅट क्र. १००४/ ए, एमराल्ड टॉवर, यशवंत विवा टाउनशिप, नालासोपारा, वसई पूर्व, डीमार्ट, पालघर, महाराष्ट्र, पालघर- ४०१२०९	फ्लॅट क्र. १७०३, १७वा मजला, सी विंग, समायरा रेसिडेन्सी, इमारत क्र. २, सेक्टर क्र. III, यशवंत स्मार्ट सिटी, गोखिवर, वसई पूर्व, महाराष्ट्र, पालघर ४०१२०८.	ऑक्टो. २९, २०२५ रू. २९,५८,८२०/-	०६-०७-२०२५
७.	मच्छिद्र काशिनाथ गायकवाड/ मानसी मच्छिद्र गायकवाड/ (एलबीएमयुएम०००००६०२४२०८/एलबीएमयुएम०००००६०२७२७२/ एलबीएमयुएम०००००६०४८६८/ एलबीएमयुएम०००००६११४७९७) रूम ओ १०१, सी विंग, १ला मजला, माऊली धाम इमारत, वासुधन रोड, मराठी शाळेसमोर मांडा टिटवाळा पश्चिम, ठाणे, महाराष्ट्र, ठाणे- ४२१६०५.	फ्लॅट क्र. ९०२, ९वा मजला, श्री महागणपती टॉवर, साईबाबा मंदिर समोर, टिटवाळा पूर्व, ठाणे, महाराष्ट्र, ठाणे - ४२१६०५.	नोव्हें. ०१, २०२५ रू. २४,७०,७९०.१/-	०८-०६-२०२५
८.	विक्रमसिंह आर. भदोरिया/ ऋतुसिंग विक्रम भदोरिया/ (एलबीटीएनई०००००५६६४३३१/ एलबीटीएनई०००००५६६४३३४) खोली क्र. २ चाळ क्र. २, न्यू गणेश नगर सुचक नाका, शिळ रोड कल्याण पूर्व, ठाणे, महाराष्ट्र, ठाणे- ४२१६०५.	फ्लॅट क्र. ४०४, इमारत क्र. १, जैनम रेसिडेन्सी, पालेगाव, अंबरनाथ पूर्व, ठाणे, महाराष्ट्र, ठाणे-४२१५०१.	नोव्हें. ०१, २०२५ रू. १३,६२,८२६.९८/-	०४-०६-२०२५
९.	सुनील नाथू जाधव/ नथू गेनू जाधव/ (एलबीएमयुएम०००००२८७३७९२/ एलबीएमयुएम०००००२९१४९५९) खोली क्र. २६६, शिवाजी नगर क्र. १ के के गांगुली मार्ग, जुहू तारा रोड सांताक्रूझ प. मुंबई, महाराष्ट्र, मुंबई-४०००४९.	फ्लॅट क्र. ३०२, ३रा मजला, बी विंग, इमारत क्र. ८, मनुकर्णिका अपार्टमेंट सीएचएसएल, बोळिंज, विरार पश्चिम, तालुका वसई, पालघर, महाराष्ट्र, पालघर-४०१३०३	नोव्हें. ०१, २०२५ रू. ९,३०,३४३/-	२७-०६-२०२५
१०.	आंचल अनुराग ज्योती (मयत, त्याच्या कायदेशीर वारसादारे)/ अनुराग ज्योती/ मे. झेनर्जी स्कुल ऑफ लाईफ प्रा. लि./ (एलबीएमयुएम०००००५३१६५९६) बी३ २०२ वंदना अपार्टमेंट रामदेव पार्क रोड, आकाश निधी, रामदेव पार्क, कॉम्प्लेक्स मीरा रोड पू., ठाणे- ४०११०७	युनिट क्र. १००९, १०वा मजला, घनश्याम एन्क्लेव्ह प्रिमायसेस सीएचएसएल., लालजी पाडा, लालजी पाडा पोलिस स्टेशनजवळ, लिंक रोड, कांदिवली पश्चिम, महाराष्ट्र, मुंबई-४०००६७.	ऑक्टो. २९, २०२५ रू. ६२,७१,६९४.९४/-	१४-१२-२०२४
११.	शैलेंद्र एस कटारिया/ स्नेह प्रभा एस कटारिया/ (एलबीटीएनई०००००५११३९५१/ एलबीटीएनई०००००६६९८६५४) प्लॉट क्र. २६, सेक्टर ०७, रो हाउस, डी मार्ट, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, नवी मुंबई-४००७०९.	फ्लॅट क्र. ६०४, ६वा मजला, शिद्दी यशवंत कॉम्प्लेक्स, इमारत ए, सिल्व्हर लीफ बिल्डिंग जवळ, कामतघर भिवंडी, ठाणे, महाराष्ट्र, ठाणे- ४२१३०२.	नोव्हें. ०३, २०२५ रू. २७,७०,६४७/-	०३-०८-२०२५
१२.	शैलेंद्र एस कटारिया/ सिद्धी एस कटारिया/ (एलबीटीएनई०००००५१४७०१६) प्लॉट क्र. २६ सेक्टर ०७, रो हाउस, डी मार्ट, कोपरखैरणे, नवी मुंबई, महाराष्ट्र, नवी मुंबई- ४००७०९	फ्लॅट क्र. ५०६, ५वा मजला, शिद्दी यशवंत कॉम्प्लेक्स, इमारत ए, सिल्व्हर लीफ बिल्डिंग जवळ, कामतघर भिवंडी, ठाणे, महाराष्ट्र, ठाणे- ४२१३०२.	नोव्हें. ०३, २०२५ रू. २८,११,९४७/-	०३-०८-२०२५
१३.	जितेन पिठाडिया/ दौलत वालजी पिठाडिया/ (एलबीएमयुएम०००००५३६७४९८) फ्लॅट क्र. १-२०१, २रा मजला, नीलकमल सीएचएस, लिमिटेड, चिंचोली फाटक, एस व्ही रोड लगत, मालाड पश्चिम, महाराष्ट्र, मुंबई-४०००६४.	दुकान क्र. ६, तळमजला, ए विंग, व्हिक्टरी हाऊस, अंतिम प्लॉट क्र. ४५७, जमिन महसूल अंतर्गत नवीन क्र. ४२४९, सर्व्हे क्र. १२१६, जी वॉर्ड क्र. ५७९३(१) आणि ५७९४(१), स्ट्रीट क्र. २६९ आणि ७ पितांबर लेन, अप्पर माहीम, एम.एम.सी. क्रॉस रोड क्र. २, माहीम पश्चिम, पारसी ग्राउंडजवळ, महाराष्ट्र, मुंबई- ४०००१६.	नोव्हें. ०३, २०२५ रू. ३७,६०,०५१.२४/-	०८-०९-२०२५
१४.	मोहम्मद शाहनवाज अहमद/ अफसाना खातून/ (एलबीएमयुएम०००००५४७२६६०/एलबीएमयुएम०००००६२२२१८३) मोहम्मद हबीबुल्लाह यांचा मुलगा, रिगल सिनेमाजवळ, हॉटेल सुबा पॅलेस, गेटवे ऑफ इंडिया जवळ, अपोलो बंदर, कुलाबा मुंबई, मुंबई- ४०००३९	फ्लॅट क्र. ६०२, ६वा मजला, सी विंग, कासा एलिट, लेक शोर ग्रीन्स येथे, इंडियन ऑइल पेट्रोल पंपाजवळ, तळोजा बायपास रोड, खोणी, कल्याण शिळ रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे- ४२१२०४.	नोव्हें. ०८, २०२५ रू. ३३,११,९८२.७२/-	०३-०९-२०२५
१५.	अनुपम भीमराव पवार/ शकुंतला भीमराव पवार/ (एलबीटीएनई०००००५५६८१०३) ए४, ७०३ शंकेश्वर नगर, शंकेश्वर नगर, मानपाडा रोड शनी मंदिराजवळ, डोंबिवली पूर्व, कल्याण, ठाणे- ४२१२०१.	फ्लॅट क्र. ए/३०१, ३रा मजला, आशापुरा पार्क, कं., ही. सोसा. लि. समोर, पी अँड टी सर्व्हिस रोड, स्टार कॉलनी, स.क्र. ५८, हिस्सा क्र. ४, नांदिवली, डोंबिवली पूर्व, कल्याण, ठाणे- ४२१२०१.	नोव्हें. ०३, २०२५ रू. ३०,१८,२५७.०८/-	०३-०९-२०२५
१६.	राजू सोनवणे/ मीना अशोक सोनवणे/ (एलबीएमयुएम०००००६०९३३९२/ एलबीएमयुएम०००००५६८१४६८) सेंट रोड सिंधी सोसायटी, न्यू आनंद नगर मागे, बी एम सी शाळा, लाल डोंगर, मुंबई- ४०००७१.	फ्लॅट क्र. २०६, २रा मजला, सी विंग, इमारत क्र. एस४+ एस५, मॅरेथॉन नेक्सझोन सीडर, फेज-१, जेएनपीटी रोड, एनएच ४बी पळस्पे फाटा, नवी मुंबई, पनवेल- ४१०२०६.	नोव्हें. ०३, २०२५ रू. ३५,५९,५१०.८३/-	०८-०२-२०२४
१७.	ज्योती सुहास गांगुर्डे/ (एलबीएमयुएम०००००४९७६९५२/ एलबीएमयुएम०००००६१३९१२४) ए-४ रूम क्र. ६०१, आरएनए पार्क, नागा बाबा रोड, वाशीनाका, एचपी कॉलनी जवळ, आरसीएफ, महाराष्ट्र, मुंबई- ४०००७४.	फ्लॅट क्र. २०२, २रा मजला, आय विंग, वेदांत नक्षत्र, अपार्टमेंट, गाव कुळगाव बदलापूर पश्चिम, महाराष्ट्र, ठाणे- ४०००७४.	नोव्हें. ०८, २०२५ रू. २८,४१,४०१/-	१२-०५-२०२५
१८.	अमित चिंतामण गायकवाड/ स्नेहा अमित गायकवाड/ (एलबीएमयुएम०००००५८६९४७५/ एलबीएमयुएम०००००६३६८६५०/ एलबीटीएनई०००००५८२५१३२/ एलबीटीएनई०००००५८२५१८१) फ्लॅट क्र. ४०१, ४था मजला, सी विंग, श्री राधेकृष्ण सीएचएस., विठ्ठलवाडी पूर्व, खडेगोळवली, उल्हासनगर, ठाणे- ४२१३०६.	फ्लॅट क्र. ४०१, ४था मजला, सी विंग, श्री राधेकृष्ण को-ऑप.हौ.सोसा.लि., खडेगोळवली कल्याण पूर्व, विठ्ठलवाडी पूर्व, ठाणे- ४२१३०६.	नोव्हें. ०८, २०२५ रू. २८,६६,४१०/-	०८-०९-२०२५
१९.	गहिनाथ आश्रुबा वनवे/निलम गहिनीनाथ वनवे/ (एलबीएमयुएम०००००६२०१०२५/ एलबीपीव्हीएल०००००६१८८३३०) खोली क्र. ३०१, वेदांत, कं., प्लॉट क्र. एफ ५ समोर, पनवेल, रायगड-४१०२०७.	फ्लॅट क्र. ४०२, ४था मजला, लँडमार्क सॉलिटेअर सीएचएस, प्लॉट क्र. बी ३२, सेक्टर १६, उलवे, नवी मुंबई- ४१०२०६.	नोव्हें. ०३, २०२५ रू. २७,०४,८०६.९८/-	०८-०९-२०२५
२०.	जसमिता महेश परमार/ (एलबीएमयुएम०००००६६१३७०७/ टीबीएमयुएम०००००६५४७६०४) सी १, बिल्डिंग न्याल करण, गांधी नगर, आग्रा रोड, मुंबई- ४०००८६	फ्लॅट क्र. १०१, १ला मजला, इमारत क्र.-३, तुलसी लोक उद्यान को-ऑप.हौ.सोसा.लि., स. क्र. २८ (भाग), ३०, ३१, लोक उद्यान नेतिवली, कल्याण, डोंबिवली, ठाणे- ४२१३०१.	नोव्हें. ०८, २०२५ रू. २७,५२,७८८.९९/-	०८-०९-२०२५
२१.	अब्दुल वाहिद मजीद खान/ बुदुन निसा माजिद खान/ (एलबीएमयुएम०००००४९३८९८३) अन्वारुल कुरान मशिदीजवळ, रूम क्र. १, कमला, रमन नगर, रहमानिया मशिदीच्या पुढे, बैगनवाडी गोवंडी, मुंबई- ४०००४३	फ्लॅट क्र. १८०२, १८वा मजला, जे विंग, कासा मिलानो, पलावा, कल्याण शिळ रोड, डोंबिवली पूर्व, ठाणे- ४२१२०४.	नोव्हें. ०३, २०२५ रू. २७,५२,८३०/-	०८-०९-२०२५
२२.	प्रमोद आर भारद्वाज/शीमा प्रमोद भारद्वाज/ (एलबीएमयुएम०००००५११४३७६/ एलबीएमयुएम०००००५१२१७४६) ए ४/२०४ रविभवन ३ आणि ४ सीएचएस लि., गौरव संकल्प फेज II, हटकेश रोड, जीसीसी क्लब जवळ, मिरा रोड पूर्व, महाराष्ट्र, ठाणे-४०११०७	युनिट क्र. ए/२०४, २रा मजला, इमारत क्र. ए४, रवि भवन ३ आणि ४ सीएचएसएल., गौरव संकल्प फेज-II, हटकेश जीसीसी क्लब जवळ, स.क्र. ८६, हिस्सा क्र. १, घोडबंदर, मीरा रोड पूर्व, ठाणे- ४०११०७.	नोव्हें. ०८, २०२५ रू. २६,८२,५०३.७२/-	०३-०९-२०२५
२३.	विनय कुमार पाल/ उमा विनय पाल/ (एलबीएमयुएम०००००५३१८१७) ३ चाळ, त्रिमूर्ती मजला २, वडार पाडा, हनुमान नवर, किंग मेडिकल जवळ, मुंबई- ४००१०१.	फ्लॅट क्र. १६०३, १६वा मजला, डी विंग, इमारत क्र. १२, नक्षत्र प्राइड II, स.क्र. ५१, हिस्सा क्र. २, तिवरी वसई, पालघर- ४०१२०८.	नोव्हें. ०३, २०२५ रू. २२,८४, १४९/-	०३-०९-२०२५
२४.	मनोज संपत रणधीर/शशिकला संपत रणधीर/वंदना मनोज रणधीर/ (एलबीएमयुएम०००००५४३८३६४) फ्लॅट क्र. ६, १ला मजला, ए विंग, मंगोल ज्योत अपार्टमेंट, पाटील मंगोल कार्यालय बेलानी, गणेश चौक बदलापूर पश्चिम, ठाणे- ४२१५०३.	फ्लॅट क्र. १, तळमजला, सुमेषा अपार्टमेंट, स.क्र. ७ए, हिस्सा क्र. भाग क्र. १७, बेलवली, बदलापूर, ठाणे- ४२१५०३.	नोव्हें. ०३, २०२५ रू. २३,२७,२५६/-	०३-०९-२०२५
२५.	संतोष कुमार नागेंद्र प्रसाद मिश्रा/ सीतादेवी नागेंद्र प्रसाद मिश्रा/ (टीबीबीएडी०००७०३७२६४) १६४, गुरुनानक नगर, ९० फूट रोड, शिवाजी टेक्निकल स्कूल जवळ, घाटकोपर पूर्व, पंत नगर, एस.ओ, मुंबई- ४०००७५,	फ्लॅट क्र. ५०३, ५वा मजला, बी विंग, औदुंबर फ्लॉवर व्हॅली, स.क्र. ५, हिस्सा क्र. डी/४, गाव जोव्हेली, ता. अंबरनाथ, ठाणे- ४२१५०३.	नोव्हें. ०३, २०२५ रू. २२,८७,९२१/-	०३-०९-२०२५
२६.	शैलेश जया शेट्टी /वनिता जया शेट्टी/ जय राम शेट्टी/ (एलबीएमयुएम०००००६६५६४८१/ टीबीएमयुएम०००००६६३७६६४) क्रमांक २०२, २रा मजला, अंबोविहार इमारत क्र. ८, आगाशी टेंभ, पालघर, ठाणे- ४०१३०३	फ्लॅट क्र. ३१६, ३रा मजला, डी विंग, जय स्वागत बिल्डिंग सीएचएसएल, आगाशी रोड, विरार पश्चिम- ४०१३०३.	नोव्हें. ०८, २०२५ रू. २२,४६,०००/-	०५-०९-२०२५
२७.	नीरज कुमार/ महिमा साहू/ (एलबीएमयुएम०००००५०३२८३६) खोली क्र. १०३, विंग डी२, ग्रीनवुड, इस्टेट पीएचएस, हेदुतेन, हेदुतेन, गाव, न्यू पनवेल रायगड, पनवेल- ४०१२०८	फ्लॅट क्र. ३०२, ३रा मजला, ई-५ विंग, ग्रीनवुड इस्टेट फेज -१ को-ऑप हौ. सोसा. लि., गाव हेदुतेन, तालुका पनवेल, तळोजा, रायगड- ४१०२०८.	नोव्हें. ०३, २०२५ रू. २१,८८,०६४.४४/-	०३-०९-२०२५
२८.	मोनाली आदेश सकपाळ/ आदेश दीपक सकपाळ/ (एलबीपीव्हीएल०००००५१७४८३७/ एलबीपीव्हीएल०००००५१७५७४३) बी१ बी २०२, कृष्णा वंदना सीएचएस., गट क्र. १४०, न्यू कृष्णा सीएचएस, रायगड, न्यू पनवेल- ४१०२०६.	फ्लॅट क्र. २०२, २रा मजला, बी विंग, कृष्णा वंदना सीएचएसएल., इमारत क्र. बी-१, गट क्र. १४०/२, १४२/०, विचुंबे, नवी मुंबई, नवीन पनवेल- ४१०२०६.	नोव्हें. ०३, २०२५ रू. २१,०८,९१२.९९/-	०८-०९-२०२५
२९.	अब्दुल मजीद एम/सयादाबेगम अब्दुल मजीद/ (एलबीएमयुएम०००००५२४४९१९) सीएचएल क्र. बी.ए. ११, गौसिया सीएचएल. हिल क्र. ३, अशोक नगर, कुर्ला, राठोड मेडिकल जवळ, महाराष्ट्र, मुंबई- ४०००७०.	फ्लॅट क्र. २०३, २रा मजला, कृष्णा प्लाझा, नेरळ बदलापूर रोड, ममदापूर, नेरळ, ठाणे, महाराष्ट्र, नेरळ- ४१०१०१.	नोव्हें. ०६, २०२५ रू. १९,८७,६०३/-	०३-

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: http://mpcb.gov.in
Email: cac-cell@mpcb.gov.in

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/CC/UAN No.0000270003/CE/2603001245

Date: 12/03/2026

To,
M/s. Kanakia Spaces Realty Private Limited, on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai.

Your Service is Our Duty

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

Ref:
1. Application Submitted by SRO-Mumbai-IV
2. Minutes of 13th CC meeting dtd-29.01.2026.

Your application NO. MPCB-CONSENT-0000270003

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.551.51 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Residential Redevelopment of Building Construction Project named as M/s. Kanakia Spaces Realty Private Limited, on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai on Total Plot Area of 19903.30 Sq.Mtrs for construction BUA of 123997.00 Sq.Mtrs out of Total Construction BUA of 123997 Sq.mtrs as per EC granted dated-03.12.2025 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish Dtd-03.12.2025	19903.30	123997.00

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	533	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 500 KVA	01	As per Schedule -II
S-2	DG set-750 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	e WASTE	22 Kg/Annum	SEGREGATION	RECYCLER
2	DRY WASTE	2228 Kg/Day	Segregation	Segregate & handed over to authorized vendor
3	WET WASTE	818 Kg/Day	OWC	Manure for gardening.
4	STP SLUDGE	50 Kg/Day	Drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Collection	sent to authorized reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

14. The Project Proponent shall comply with the Environmental Clearance obtained dtd-03.12.2025 for construction project having total plot area of 19903.30 Sq.mtrs and total construction BUA of 123997 Sq.mtrs as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

. The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

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



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Signed by: Shri. Abhay Pimparkar
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2026-03-12 18:46:14 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1103020.00	TXN2512002934	12/12/2025	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV

- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Compliance.

2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **615 CMD for treatment of domestic effluent of 533 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	615.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-500 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 100 Kg/Hr	1	SO2	48.0 Kg/Day
S-2	DG sets-750 KVA	Acoustic Enclosure	5.00	DIESEL/HSD 160 Kg/Hr	1	SO2	72.0 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. **# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

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

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

सत्यमेव जयते

File No: Proposal No : SIA/MH/INFRA2/522829/2025

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

***

Dated: **03/12/2025**

To,

Devang Shah
MS KANAKIA SPACES REALITY P L
215, Atrium, 10th Floor, C.T.S. No. 215, Andheri Kurla Road, Andheri (E), Mumbai-400059. , Vile Parle (E), MUMBAI, MAHARASHTRA, , 400057
devangshah@kanakia.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra by M/s. KANAKIA SPACES REALTY PRIVATE LIMITED submitted to Ministry vide proposal number SIA/MH/INFRA2/522829/2025 dated 13/08/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3803MH5767614N
(ii) File No.	Proposal No : SIA/MH/INFRA2/522829/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra by M/s. KANAKIA SPACES REALTY PRIVATE LIMITED
(viii) Name of Company/Organization	MS KANAKIA SPACES REALITY P L
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: CTS No. 461 , 461/1 to 461/41 , 465A , 465/A/1 to 465/A/22 , 465 B , 465 C , 465 D , 465 E & 2430

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 31/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).

6. The SEIAA, in its meeting held on 31/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Devang Shah under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<table>
<tr><th>Sr. No.</th><th>Conditions</th></tr>
<tr><td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon’ble Supreme Court Order.</td></tr>
<tr><td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td></tr>
<tr><td>3.</td><td>PP to obtain revised NOCs (i) SWM NOC, (ii) HRC NOC, (iii) Civil aviation NOC for Building-3, (iv) Tree NOC. The planning authority shall not issue occupation certificate certificate unless PP obtains all NOCs.</td></tr>
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</table>

S. No	EC Conditions

4.	PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
5.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
6.	PP to complete tree plantation within the site during construction phase.
7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Proposed Redevelopment Project under DCR 33 (9) at Borivali (West), Mumbai, Maharashtra.	Proposed Redevelopment Project under DCR 33 (9) at Borivali (West), Mumbai, Maharashtra.	123997	sq.mt.	--	Total construction BUA area (FSI + Non-FSI)

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/522829/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. KANAKIA SPACES REALTY PRIVATE LIMITED,
C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1
to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430
village Borivali (West), Mumbai.

Subject : Environmental Clearance for Proposed Redevelopment Project under DCR 33 (9) on plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra by M/s. KANAKIA SPACES REALTY PRIVATE LIMITED

Reference : Application no. SIA/MH/INFRA2/522829/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 250th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 310th (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30th October, 2025.

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

Sr. No.	Description	Details	
1.	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, Eco sensitive areas notified under Section 3(2) of Environment (Protection) Act,1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	Not applicable in line with recent Hon. Supreme Court order dt. 05.08.2025 [Writ Petition (C) No. 166 of 2025]	
2.	Proposal Number	**SIA/MH/INFRA2/522829/2025**	
3.	Name of Project	Proposed Redevelopment Project at village Borivali (West), Mumbai, Maharashtra.	
4.	Project category	8 (a)	
5.	Type of Institution	Private Limited	
6.	Project Proponent	Name	**M/s. Kanakia Spaces Realty Private Limited** Mr. Devang Shah (V.P. Liaison)

		Regd. Office address	'Vilco Centre', Plot No 8, Vilco Centre, Subhash Road, Opp. Garware House, Vile Parle (E), Mumbai, Maharashtra
		Contact number	9819458179
		E-mail	devangshah@kanakia.com
7.	Consultant	**ULTRA TECH Certificate No: NABET/EIA/24-27/RA 0378 Validity: 18th October 2027**	
8.	Applied for	New	
9.	Location of the project	Plot bearing C.T.S. No. 461,461/1 to 461/41, 465A, 465/A/1 to 465/A/22, 465 B, 465 C, 465 D, 465 E & 2430 of village Borivali (West), Mumbai, Maharashtra	
10.	Latitude and Longitude	Latitude: 19°14'05.16"N Longitude: 72°51'02.00"E	
11.	Plot Area (sq.m.)	19,903.30 sq. mt.	
12.	Deductions (sq.m.)	6,503.15 sq. mt.	
13.	Net Plot area (sq.m.)	13,400.15 sq. mt.	
14.	Ground coverage (m^2) & %	6771.45 sq. mt. (51%)	
15.	FSI Area (sq.m.)	70,705.02 sq. mt.	
16.	Non-FSI (sq.m.)	53,291.98 sq. mt.	
17.	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,23,997.00 sq. mt.	
18.	TBUA (m^2) approved by Planning Authority till date	Concession approval dated 21.02.2025 issued by Brihanmumbai Municipal Corporation (BMC) for total construction built up area 1,23,997.00 sq. mt.	
19.	Earlier EC details with Total Construction area, if any.	Not applicable	
20.	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	Not applicable	

21.	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification/ Change**
	Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
	--	--	--	**Total 4 nos. of buildings with 915 nos. of flats and offices**			
				Building 1 (3 Towers i.e. Tower 1, 2 & 3)	3 Basements + Ground/Stilt + Common E Deck level + 1st To 33rd Floor	127.90	--
	--	--	--	**Building 2 (1 Tower i.e Tower 4)**	Basement + Ground/Stilt + 1st To 26th Floor	98.00	--
	--	--	--	**Building 3 (1 Tower i.e Tower 5)**	Ground + 1st to 5th Floor	25.80	--
	--	--	--	**Building 4 (1 Tower i.e**	Basement + Ground/Stilt +	68.80	--

<table>
<tr><td></td><td></td><td>Tower 6)</td><td>1st To 22nd Floor</td><td></td><td></td></tr>
<tr><td>22.</td><td>No. of Tenements & Shops</td><td colspan="4">Total Flats: 915 nos. (Including MHADA Flats)
Offices</td></tr>
<tr><td>23.</td><td>Total Population</td><td colspan="4">4592 nos.</td></tr>
<tr><td>24.</td><td>Total Water Requirements CMD</td><td colspan="4">628 CMD</td></tr>
<tr><td>25.</td><td>Under Ground Tank (UGT) location</td><td colspan="4">Basement and underground</td></tr>
<tr><td>26.</td><td>Source of water</td><td colspan="4">Brihanmumbai Municipal Corporation (B.M.C)</td></tr>
<tr><td>27.</td><td>Sewage Generation CMD & % of sewage discharge in sewer line</td><td colspan="4">533 CMD
% of treated sewage discharge in sewer line: 35% (168 CMD)</td></tr>
<tr><td>28.</td><td>STP Capacity & Technology</td><td colspan="4"><table><tr><th>Building</th><th>STP capacity</th></tr><tr><td>Building 1</td><td>437 KL</td></tr><tr><td>Building 2</td><td>120 KL</td></tr><tr><td>Building 3</td><td>5 KL (Packaged STP)</td></tr><tr><td>Building 4</td><td>53 KL</td></tr></table>Technology:
Moving Bed Biofilm Reactor (MBBR)</td></tr>
<tr><td>29.</td><td>STP Location</td><td colspan="4">Basement</td></tr>
<tr><td>30.</td><td>Solid Waste Management during Construction Phase</td><td colspan="4"><table><tr><th>Type</th><th>Quantity</th><th>Treatment / disposal</th></tr><tr><td>Dry waste</td><td>9 kg/day</td><td rowspan="2">Segregation of solid waste into biodegradable and non-biodegradable and disposal of segregated waste to authorized recyclers.</td></tr><tr><td>Wet waste</td><td>6 kg/day</td></tr><tr><td>Demolition Debris</td><td>12,315 Cum</td><td>Shall be disposed to authorized landfill site with prior permission from BMC</td></tr><tr><td>Excavation material</td><td>46,562 cum</td><td>Shall be partly reused on site (12163 cum) for backfilling and remaining (34399 cum) shall be disposed to authorized landfill site with prior permission from B.M.C.</td></tr><tr><td>Construction waste</td><td>--</td><td>Partly Reuse/ recycle on site and disposal of remaining waste to the authorized landfill site with permission of B.M.C.</td></tr></table></td></tr>
<tr><td>31.</td><td>Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed</td><td colspan="4"><table><tr><th>Type</th><th>Quantity</th><th>Treatment / disposal</th></tr><tr><td>Dry waste</td><td>1228 kg/day</td><td>To authorized recyclers</td></tr><tr><td>Wet waste</td><td>818 kg/day</td><td>Treatment of biodegradable waste in Organic Waste Converter</td></tr><tr><td>E waste</td><td>22 kg/Annum</td><td>Separate storage at a common designated location and disposal through authorized recyclers as per E-Waste (Management) Rules, 2016 and 2022 amended</td></tr></table></td></tr>
</table>

				from time to time
		STP Sludge (dry)	--	Use as manure
32.	R.G. Area in sq. m.	RG required: 2680.03 Sq. mt. (20% of net plot area) RG provision on Ground (Mother Earth): 2680.52 Sq. mt.		
		Existing trees on plot: 250 Nos.		
		Number of trees to be cut: 69 Nos.		
		Number of trees to be transplanted: 97 Nos.		
		Number of trees to be retained: 84 Nos.		
		Number of trees to be planted: 2739 Nos. a) In RG area: 356 Nos. (RG and Periphery plantation) b) In Miyawaki Plantation (with area): 2383 Nos. (Area : 794 sq. mt.)		
		Total Nos. of trees after development: 2920 Nos.		
33.	Power requirement	During Operation Phase: Connected load (kW): 8230 kW Maximum demand (kW): 5044 kW		
34.	Energy Efficiency	a) Total Energy saving (%): 20.79% b) Solar energy (%): 5.01%		
35.	D.G. set capacity	Two DG sets of capacity 750 kVA and 500 kVA		
36.	No. of 4-W & 2-W Parking with 25% EV	4 Wheeler: 955 nos. 2 Wheeler: 211 nos. Provision of E-charging facility (25% of 4 wheeler and 2 wheeler)		
37.	No. & capacity of Rain water harvesting tanks / Pits	Provision of four rain water harvesting tanks of total capacity 132 KL.		
38.	Project Cost in (Cr.)	Rs. 551.51 Cr.		
39.	EMP Cost	**EMP Costing including costing towards disaster management:** **a) Construction Phase:** Rs. 525.48 Lacs **b) Operation Phase:** • **Capital Cost:** Rs. 1869.93 Lacs • **Operational and Maintenance Cost:** Rs.187.31 Lacs/ annum		
40.	CER Details with justification if any….as per MoEF & CC circular dated 01/05/2018	--		
41.	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation against the project or land		

3. Proposal was considered by SEIAA in its 310th (Day-4) meeting held on 30th October, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment

Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.

2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain revised NOCs (i) SWM NOC, (ii) HRC NOC, (iii) Civil aviation NOC for Building-3, (iv) Tree NOC. The planning authority shall not issue occupation certificate certificate unless PP obtains all NOCs.
4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
5. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. <u>SEIAA Conditions-</u>

1. PP has provided mandatory RG area of 2680.03 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height of Building 3 up to 13.20 m and Building 4 up to 65.70 m as per CFO NOC dated 20.12.2024.
3. The planning authority shall not issue occupation certificate unless PP obtain SWM agreement.
4. In view of the fact that the building height is exceeding 90m as per UDCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
5. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
8. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
9. SEIAA after deliberation decided to grant EC for-FSI-70,705.02 m2, Non FSI-53,291.98 m2, total BUA-1,23,997.00 m2. (Plan approval No- Dy.Ch.E./B.P./2310/ W.S-IIIP&R, dated-05/08/2024)

General Conditions:

a) **Construction Phase :-**

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

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. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. 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.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. 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.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. 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.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. 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.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. 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 by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. 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.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. 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.

XI. 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 parivesh.nic.in

XII. 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.

XIII. 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, NOx (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.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. 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.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board

for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Jayashree Bhoj
(Member Secretary, SEIAA)

Copy to:

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