

15.02.2026

To,
The Director
Regional Office (West Central Zone),
Ministry of Environment, Forest and Climate Change,
Ground Floor, East wing,
New Secretariat Building,
Civil lane, Nagpur-440001

Subject: Half-yearly Compliance Report:
July 2025 to December 2025

Project M/s Romell Real Estate Pvt Ltd.
Proposed sale "Romell Dynasty and OC received Rehab
Building" for S.R. scheme of Miskita Cross Lane CHS Ltd..

EC No. EC22B038MH143625, File No.
SIA/MH/MIS/279844/2022 dated on 28.09.2022

Dear Sir,

We are submitting a half-yearly Compliance Report (hard & soft copy) in respect of the stipulated terms and conditions of 'Prior Environmental Clearance' as specified in 'Environment Clearance' Notification Clause No. 10(ii).

Thanking you,
Yours faithfully,
Romell Real Estate Pvt Ltd.

Project Proponent

Enclosure: A hard copy of the compliance and monitoring report

CC copy to:

1. Regional officer, Maharashtra Pollution Control Board, R.O. Mumbai, at Sion, Mumbai
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. Member Secretary, State Environmental Impact Assessment Authority, Govt. of Maharashtra, Mumbai

Romell Real Estate Pvt. Ltd

**Environmental
Clearance Compliance
Report**

July 2025 to December 2025

“Romell Dynasty”

At F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5, CTS No., 1479, 1479/1, 1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai, by Romell Real Estate Pvt.Ltd.

**(Environmental Clearance Letter no.
SIA/MH/MIS/279844/2022 dated on 28.09.2022)**

INDEX

Compliance Status of EC Conditions	1 to 12
File No. SIA/MH/MIS/279844/2022 dated on 28.09.2022	
Compliance of Consent Condition	13 to 23
Annexure I	
SITE PHOTOGRAPHS	24
Annexure II	
Advertisement	25
Annexure III	
ENVIRONMENT CLEARANCE LETTER	26
Annexure IV	
Consent to Establish	27
Annexure VI	
Monitoring Report	28

Compliance Status of EC Condition
Conditions of Environmental Clearance No. EC22B038MH143625, File No. -
SIA/MH/MIS/279844/2022 dated on 28.09.2022

No	Condition	Compliance	<input type="checkbox"/>	P
	<u>Specific Conditions</u>			
A.	<u>SEAC Conditions</u>			
(i)	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.	PP has submitted IOD during SEIAA meeting IOD no. CE/4152/BPES/AT/IOD/1/New dated 16.04.2021		
(ii)	PP to obtain following NOCs & remarks: a) Water Supply; b) Sewer connection; c) SWD remarks; d) Tree NOC; e) revised Civil Aviation NOC.	PP has already submitted following NOCs and remarks: a) Water Supply; b) Sewer connection; c) SWD remarks; d) Tree NOC; e) revised Civil Aviation NOC. in 251 st SEIAA meeting dates 13.09.2022		
(iii)	Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.	PP agrees with the condition		
(iv)	PP to explore to provide environmental facilities like STP, OWC & 2-wheeler & 4- wheeler parking to existing rehab buildings.	<p>The Rehab buildings were constructed in 2003 and occupied prior to EIA Notification, 2006. This was also prior to the amendment to EC/EIA Notification of 07/07/2004. As such neither there was a requirement of EC at that time nor any of the environmental features to be provided to those buildings.</p> <p>The building configuration of the rehab building is Ground + 7 floors. Occupancy Certificate was received for Rehab Building in 2003 & 2005. . As per SRA LOI dated 16th May 2000 condition no.33, we have already paid a maintenance deposit of Rs. 24.80/- lacs for Rehab units on 21/05/2003 for wing A, 25/08/05 for wing C & 02/09/11 for wing B. Subsequently we have handed over units as well as premises to the Rehab</p>		

		<p>society after 10 years of maintenance. Now, we cannot add any additional services over land, since property is in possession of society.</p> <p>9.15m wide D.P. Road is passing through the plot. Hence rehab & sale building has separate entry & exits. These plots are practically non-contiguous, on the opposite side of the road.</p> <p>The total construction area of the project as per the proposed Rehab was 3323.71 sq.m & Sale building was 4170.71 sq.m. & Total Non-FSI of 3136.12 sq.m. The total construction area was 10630.54 sq.m. This too was much less than 20,000m². As such no space allocation</p> <p>The sewage generation of the rehab buildings is 58m³/day. It is already connected to the municipal drainage line as per permission given by MCGM for last 18 years. The waste generated from rehab buildings is collected by MCGM. The rehab residents pay for the water charge and so also the sewage charges and tax 50% of the water bill. The collected sewage is treated by MCGM and disposed of as per the Consent to Operate granted to MCGM by MPCB.</p> <p>As per the SRA Scheme at that point of time, parking for two wheelers & four wheelers was not required under regulation 33(10) of DCR 1991. The building has received occupation & land & building are in possession of society.</p> <p>The rehab building was even prior EC Notification of 14/09/2006, conceived, sanctioned and project had commenced, occupancy was given and now the possession is with the bonafide users and occupants.</p>		
(v)	PP to provide fire lift as no fire tender movement is proposed at one side of the proposed building.	NOC from Chief Fire Officer Mumbai Fire Brigade is obtained for the Proposed development on 24/12/21. We will provide one fire lift as per norms mentioned therein.		

(vi)	PP to relocate UGT at first basement such that top of the UG tank flush to the ground level.	We have relocated the UGT to the first basement such that top of the UG tank flush with the ground level.		
(vii)	PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	We have made an agreement with the RMC vendor for use of excess treated water. We will reuse 44% of treated water for gardening & flushing purposes remaining 21% of excess treated water will be given to the RMC vendor and 35% of excess treated water will be connected to the municipal drain.		
(viii)	PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & accordingly, revise EMP of Operation phase.	We have added dewatering, basement ventilation, and mechanical ventilation cost to the EMP. We will use Low Flow Devices (LFD) for water conservation.		
B.	<u>SEIAA Conditions</u>			
(i)	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.	PP agrees with the condition.		
(ii)	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP to provide more than 5% consumption of power by using Solar panel on the roof top.		
(iii)	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.	PP comply with the condition		
(iv)	SEIAA after deliberation decided to grant EC for- FSI- 15,085.72 m ² , Non FSI-14,079.62 m ² , Total BUA- 29,715.05 m ² . (Plan approval No. SRA/ENG/2069/KE/PL/AP, dated- 24.01.2022).	Noted		
	<u>Construction phase:</u>			
(i)	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sited for land filling after recovering recyclable material.	As per CPHEEO Guideline. The waste generated from the labour camp will be mostly household waste which will be disposed into the municipal bins.		
(ii)	Disposal of muck, construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring	Re-utilization & recycling strategy for construction debris will be followed. Recycled aggregate will besold to the recycler dealer.		

	communities and be disposed talking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authorities.	All safety precautions will take by the PP. The safety nets, safety equipment's to the workers, barricading to plot boundary, water spraying at source of dust (twice in a day) and noise pollution mitigation measures will take.		
(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.	No hazardous waste generated during construction & operation phase.		
(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.	PP will provide separate water supply connection & sanitary facilities to the workers. Toilets will be provided for gents & for ladies. The waste generated from the labour camps will be mostly household waste. This waste will be disposed in municipal bins.		
(v)	Arrangement shall be made that waste water and storm water donot get mixed.	The Storm water drains and sewer lines will be separately provided on site. This arrangement shall ensure that storm water and sewage will not get mixed.		
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	PP agrees with the condition.		
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted		
(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.	Ground water is not used for construction of basement. PP will take permission from concerned Authority if required.		
(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 for showers, toilet flushing and drinking will be provided.		
(x)	The Energy Conservation Building code shall be strictly adhered to.	For energy conservation PP will use: <ul style="list-style-type: none"> • LED lamps. • BEE 3 star rated lamps and fittings. • Energy sufficient pumps and motors. • Solar panel 		
(xi)	All the topsoil excavated during construction activities should be	All the topsoil excavated during the construction activities will be		

	stored for use in horticulture/landscape development within the project site.	used as Horticulture and Landscape Development.		
(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.	The excavated soil will be used for backfilling and landscape development.		
(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.	The Soil and ground water quality will be regularly monitored by MOEF&CC accredited lab. The Monitored Reports are attached.	√	
(xiv)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Area Protection and Preservation of Trees Act, 1975 as amended during the validity Environment Clearance.	PP will comply with the condition. Complied		

No	Condition	Compliance	<input type="checkbox"/>	P
(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.	PP will comply with the condition.		
(xvi)	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.	PP will comply with the condition.		
(xvii)	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 PUC will only be hired for bringing construction material the site and are checked for PUC at main gate		
(xviii)	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.	For Ambient air Periodically monitoring will be carried out and the report is annexed as Annexure-IV. The monitoring is carried out by NABL accredited laboratory. Various noise control measures are adopted. Regular noise level monitoring is carried out by NABL Accredited laboratory and the reports are being submitted regularly.	√	
(xix)	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.	DG sets of 400 kVA installed in the construction site for power backup. The location of DG set installed as per the pre dominant wind direction.		

No	Condition	Compliance	<input type="checkbox"/>	P
(xx)	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.	Supervisors trained in Environmental Management measures and they will be responsible for onsite Environmental Management Plan.		
	EC Condition for Post-Construction/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.	Solid waste will be collected and segregated at source. Wet waste will be treated in OWC & dry waste will be sent to authorized party		
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will 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 odor problem from STP. 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.	PP will install one STP of 160 m ³ /day capacity at site. The MBBR technology will be used for the STP. Treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by Maharashtra Pollution Control Board.		

No	Condition	Compliance	<input type="checkbox"/>	P
(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.	Occupation will only be allotted after completion and commissioning of STP, MSW disposal facility and green belt development.		
(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.	PP will comply with the condition.		
(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.	Entry & exit to the proposed project will be located in such a way that it won't affect traffic on the adjoining roads. Also, sufficient parking is provided.		
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	PP will comply with the condition		
(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.	Tree plantation will be done for development of greenbelt on Project site. Tree plantation along the plot boundary is as per CPCB guidelines.		
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	PP will make the provision for environment management cell with qualified staff for the implementation of the stipulated environmental safeguards.		

No	Condition	Compliance	<input type="checkbox"/>	P
(x)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	PP will allocate separate funds for environmental protection measures / EMP and provided as per planned requirement.		
(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	PP given advertisement in Marathi newspaper 'Navshakti' and English newspaper 'Freepress' on 13.10.2022	√	
(xii)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	PP agrees with the conditions		
(xiii)	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.	The half yearly compliance report to MPCB will be submitted.		

No	Condition	Compliance	<input type="checkbox"/>	P
(xiv)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted		
	General Conditions			
(i)	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Agreed. PP will comply with the conditions stipulated by SEAC and 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.	Consent for Establishment granted by MPCB vide letter no Format1.0/CC/UAN No.0000159959/CE/2303001912 Dated 25/03/2023		
(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.	Prior Environmental Clearance was taken for this project. EC vide letter no. SIA/MH/MIS/279844/2022 EC received on 28.09.2022		
(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.	PP will be submitting complete set of all documents to department.		

No	Condition	Compliance	<input type="checkbox"/>	P
(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.	Six monthly reports regarding the status of compliance of EC conditions will regularly sent to all mandated authorities. PP will submit environmental statement for each financial year ending 31 st March in Form-V to the concerned State Pollution Control Board.		
(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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit	Noted		
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.	Noted		

No	Condition	Compliance	<input type="checkbox"/>	P
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 proposedwork 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 totime	PP has received the environment clearance SIA/MH/MIS/279844/2022 on 28.09.2022 and as per MoEF notification dated 14.09.2006 it is valid up to 28.09.2032		
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, Pt 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		

Conditions of Consent to Establish**Consent Order NO. Format1.0/CC/UAN No.0000159959/CE/2303001912 dated: 25/03/2023**

No	Condition	Compliance	<input type="checkbox"/>	P															
1	The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.	Noted																	
2	The capital investment of the project is Rs.150.0 Cr. (As per undertaking submitted by pp).	C.A.Certified was submitted to the MPCB.																	
3	<p>The Consent to Establish is valid for Proposed S.R Scheme of Miskita Cross Lane CHS LTD on slum plot bearing F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5, CTS No., 1479, 1479/1, 1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai. Total Plot Area of 4909.13 Sq.Mtrs for construction BUA of 29715.05 Sq.Mtrs as per EC granted dated – 08.07.2022 including utilities and services.</p> <table border="1"> <thead> <tr> <th>Sr. no</th> <th>Permission obtained</th> <th>Plot Area (m2)</th> <th>BUA (m²)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Environmental Clearance issued dtd-28.09.2022</td> <td>4909.13</td> <td>29715.05</td> </tr> </tbody> </table>	Sr. no	Permission obtained	Plot Area (m2)	BUA (m ²)	1	Environmental Clearance issued dtd-28.09.2022	4909.13	29715.05	Noted									
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1	Environmental Clearance issued dtd-28.09.2022	4909.13	29715.05																
4	<p>Conditions under water (P&CP), 1974 Act for discharge of effluent:</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Description</th> <th>Permitted</th> <th>Standard</th> <th>Disposal</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Trade effluent</td> <td>NA</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>2</td> <td>Domestic effluent</td> <td>152</td> <td>As per Schedule-I</td> <td>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 sewage system provided by local body</td> </tr> </tbody> </table>	Sr. No	Description	Permitted	Standard	Disposal	1	Trade effluent	NA	NA	NA	2	Domestic effluent	152	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 sewage system provided by local body	PP will install STP of Total Capacity 160 m ³ /day capacity at the site. The MBBR technology will be used for the STP-treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by MPCB.		
Sr. No	Description	Permitted	Standard	Disposal															
1	Trade effluent	NA	NA	NA															
2	Domestic effluent	152	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 sewage system provided by local body															

No	Condition	Compliance	<input type="checkbox"/>	P																				
5	<p>Conditions under Air (P&CP), 1981 Act for air emissions.</p> <table border="1"> <thead> <tr> <th>Stack</th> <th>Description</th> <th>Nos.</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>S-1</td> <td>DG Set 400 KVA</td> <td>01</td> <td>As per Schedule II</td> </tr> </tbody> </table>	Stack	Description	Nos.	Standard	S-1	DG Set 400 KVA	01	As per Schedule II	DG sets of 1 x 400 kVA for residential buildings and 1 x 500 kVA for Amenity building in the construction site for power backup. The location of is DG set installed as per the predominant wind direction.														
Stack	Description	Nos.	Standard																					
S-1	DG Set 400 KVA	01	As per Schedule II																					
6	<p>Conditions under Municipal Solid Waste (Management and Handling) Rules,2016</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Type of Waste</th> <th>Qty</th> <th>Treatment</th> <th>Disposal</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Non Biodegradable</td> <td>450 Kg/day</td> <td>By segregation</td> <td>Sent to authorized vender</td> </tr> <tr> <td>2</td> <td>Biodegradable</td> <td>300 Kg/day</td> <td>OWC</td> <td>Use as Manure</td> </tr> <tr> <td>3</td> <td>STP Sludge</td> <td>2 Kg/day</td> <td>drying</td> <td></td> </tr> </tbody> </table>	Sr. No	Type of Waste	Qty	Treatment	Disposal	1	Non Biodegradable	450 Kg/day	By segregation	Sent to authorized vender	2	Biodegradable	300 Kg/day	OWC	Use as Manure	3	STP Sludge	2 Kg/day	drying		The biodegradable waste will be treated in OWC and be used as manure. The STP sludge will be used as Manure. The non-biodegradable waste will be segregated and handed over to the local body or sold to recycle.		
Sr. No	Type of Waste	Qty	Treatment	Disposal																				
1	Non Biodegradable	450 Kg/day	By segregation	Sent to authorized vender																				
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3	STP Sludge	2 Kg/day	drying																					
7	Conditions under Hazardous & Other wastes (M&TM) Rules 2008 for treatment and disposal of hazardous waste:	No hazardous waste will be generated as it is a residential project.																						
8	<p>Conditions under E-waste management:</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Type of waste</th> <th>Qty</th> <th>UoM</th> <th>Disposal Path</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>E-Waste</td> <td>492.75</td> <td>Kg/Annum</td> <td>Sent for recycling to authorized agency</td> </tr> </tbody> </table>	Sr. No	Type of waste	Qty	UoM	Disposal Path	1	E-Waste	492.75	Kg/Annum	Sent for recycling to authorized agency	E-waste will be handed over to authorized recycler.												
Sr. No	Type of waste	Qty	UoM	Disposal Path																				
1	E-Waste	492.75	Kg/Annum	Sent for recycling to authorized agency																				
9	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.	Noted																						
10	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.	PP agrees with the condition.																						
11	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.	PP will utilize 56 m3/day for flushing and 4m3/day for gardening from treated effluent.																						
12	PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.	PP agrees with the conditions.																						
13	Project Proponent shall install monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.	PP agrees with the condition.																						
14	Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.	PP agrees with the condition.																						
15	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.	Noted																						

No	Condition	Compliance	<input type="checkbox"/>	P
16	The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.	PP will provide charging of electric vehicle more than 30% for total available parking's as EC vide letter no. EC22B038MH127674		
17	The project proponent shall take adequate measures to control dust emission and noise level during construction phase.	PP agrees with the condition.		
18	The Project Proponent shall comply with the Environmental Clearance obtained dtd- 28.09.2022 for construction project having total Plot area 4909.13 Sq. mtrs and total construction BUA of BUA 29715.05 Sq.mtrs as per specific condition of EC.	PP agrees with the condition.		
19	PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.	PP agrees with the condition.		

Scheduler I**Terms & Conditions for Compliance of Water Pollution Control**

No	Condition	Compliance	<input type="checkbox"/>	P																											
1	A. As per your application, you have proposed to provide MBBR Technology-based Sewage Treatment Plants (STPs) of a combined capacity of 160 CMD for treatment of domestic effluent of 245 CMD.	PP will install STP of Total capacity of 160 m ³ /day capacity at the site. The MBBR technology will be used for the STP Treated effluent emanating from STP will be recycled to the maximum extent possible. The plant is designed as per standards prescribed by Maharashtra Pollution Control Board.																													
	<p>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.</p> <table border="1"> <thead> <tr> <th>Sr</th> <th>Parameters</th> <th>Standards prescribed by board</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>Limited concentration</td> </tr> <tr> <td>1</td> <td>pH</td> <td>5.5-9.0</td> </tr> <tr> <td>2</td> <td>BOC</td> <td>10</td> </tr> <tr> <td>3</td> <td>COD</td> <td>50</td> </tr> <tr> <td>4</td> <td>TSS</td> <td>20</td> </tr> <tr> <td>5</td> <td>NH₄ N</td> <td>5</td> </tr> <tr> <td>6</td> <td>N-Total</td> <td>10</td> </tr> <tr> <td>7</td> <td>Fecal coliform</td> <td>Less than 100</td> </tr> </tbody> </table>	Sr	Parameters	Standards prescribed by board			Limited concentration	1	pH	5.5-9.0	2	BOC	10	3	COD	50	4	TSS	20	5	NH ₄ N	5	6	N-Total	10	7	Fecal coliform	Less than 100	Noted		
Sr	Parameters	Standards prescribed by board																													
		Limited concentration																													
1	pH	5.5-9.0																													
2	BOC	10																													
3	COD	50																													
4	TSS	20																													
5	NH ₄ 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	The treated water generated from STP is being recycled for Gardening and flushing.																													

No	Condition	Compliance	<input type="checkbox"/>	P															
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	PP agrees with the condition																	
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	PP agrees with the condition.																	
4	<p>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.</p> <table border="1" data-bbox="268 891 898 1496"> <thead> <tr> <th data-bbox="268 891 400 1059">Sr</th> <th data-bbox="400 891 724 1059">Purpose for water consumed</th> <th data-bbox="724 891 898 1059">Water consumption quantity (CMD)</th> </tr> </thead> <tbody> <tr> <td data-bbox="268 1059 400 1160">1</td> <td data-bbox="400 1059 724 1160">Industrial Cooling, spraying in mine pits or boiler feed</td> <td data-bbox="724 1059 898 1160">0</td> </tr> <tr> <td data-bbox="268 1160 400 1205">2</td> <td data-bbox="400 1160 724 1205">Domestic purpose</td> <td data-bbox="724 1160 898 1205">169</td> </tr> <tr> <td data-bbox="268 1205 400 1339">3</td> <td data-bbox="400 1205 724 1339">Processing whereby water gets polluted & pollutants are easily biodegradable</td> <td data-bbox="724 1205 898 1339">0</td> </tr> <tr> <td data-bbox="268 1339 400 1496">4</td> <td data-bbox="400 1339 724 1496">Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic</td> <td data-bbox="724 1339 898 1496">0</td> </tr> </tbody> </table>	Sr	Purpose for water consumed	Water consumption quantity (CMD)	1	Industrial Cooling, spraying in mine pits or boiler feed	0	2	Domestic purpose	169	3	Processing whereby water gets polluted & pollutants are easily biodegradable	0	4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0	PP agrees with the condition.		
Sr	Purpose for water consumed	Water consumption quantity (CMD)																	
1	Industrial Cooling, spraying in mine pits or boiler feed	0																	
2	Domestic purpose	169																	
3	Processing whereby water gets polluted & pollutants are easily biodegradable	0																	
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0																	
5	The Applicant shall provide Specific Water Pollution control systems as per the conditions of EP Act. 1986 and rule made there under from time to time	PP agrees with the condition.																	

Scheduler-II

Terms & conditions for compliance of Air Pollution Control

No	Condition	Compliance	<input type="checkbox"/>	P																
1	<p>As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect the following stack (s) and to observe the following fuel pattern</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Stack no.</th> <th style="text-align: center;">Stack attached to</th> <th style="text-align: center;">APC system</th> <th style="text-align: center;">Ht (m)</th> <th style="text-align: center;">Type of fuel</th> <th style="text-align: center;">Sulphur content (in %)</th> <th style="text-align: center;">Pollutants</th> <th style="text-align: center;">Std.</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">S-1</td> <td style="text-align: center;">DG Set (400 kVA)</td> <td style="text-align: center;">Acoustic Enclosure</td> <td style="text-align: center;">5</td> <td style="text-align: center;">HSD 50 kg/hr</td> <td style="text-align: center;">1</td> <td style="text-align: center;">SO₂</td> <td style="text-align: center;">54 kg/Day</td> </tr> </tbody> </table>	Stack no.	Stack attached to	APC system	Ht (m)	Type of fuel	Sulphur content (in %)	Pollutants	Std.	S-1	DG Set (400 kVA)	Acoustic Enclosure	5	HSD 50 kg/hr	1	SO ₂	54 kg/Day	DG sets of 1 x 400 kVA for construction site for power backup. The location of DG set installed as per the predominant Wind direction.		
Stack no.	Stack attached to	APC system	Ht (m)	Type of fuel	Sulphur content (in %)	Pollutants	Std.													
S-1	DG Set (400 kVA)	Acoustic Enclosure	5	HSD 50 kg/hr	1	SO ₂	54 kg/Day													
2	<p>The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Total TPM</td> <td style="text-align: center;">Not to exceed</td> <td style="text-align: center;">150 mg/Nm³</td> </tr> </table>	Total TPM	Not to exceed	150 mg/Nm ³	PP agrees with the condition.															
Total TPM	Not to exceed	150 mg/Nm ³																		
3	The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacements well before its life come to an end or erection of new pollution control equipment	PP agrees with the condition.																		
4	The Board reserves its rights to vary all or any of the conditions 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).	PP agrees with the condition.																		
5	<p>Conditions for utilities like Kitchen, Eating, Places, Canteens:</p> <ol style="list-style-type: none"> 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 m. higher than the nearest tallest building through ducting and shall discharge into open a in such a way that no nuisance is caused to neighbours. 	PP agrees with the condition.																		

Schedule-III**Details of Bank Guarantee**

Sr · No	Consent (C2E/C20) /C2R)	Amt of BG imposed	Submissio n period	Purpose of BG	Compliance Period	Validity Date	
1	Consent to Establish	10 Lakhs	within 15 days	Towards complian ce of Consent Condition	Upto commissionin g of unit or five years	Upto commissioni ng of unit or five years	PP has submitted the bank guarant to MPCB

BG Forfeiture History

Sr	Consent (C2E/C20) /C2R)	Amt of BG imposed	Submiss ion period	Purpose of BG	Amount of Forfeitur e	Reason of Forfeitur e
N/A						

BG Return details

Sr	Consent (C2E/C20)/C2R)	BG imposed	Purpose of BG	Amount of Forfeiture
N/A				

Schedule IV
Conditions during Construction Phase

No.	Conditions	Compliance	?	P
A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters	The waste generated from the labour camps is mostly household waste. This waste is disposed of in municipal bins.		
B	During the construction phase, the ambient air and noise quality shall be closely monitored through MoEF approved laboratory.	PP agrees with the condition.		
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	Available Noise Monitoring results for the month of October 2022 to March 2023 are attached.		

General Conditions

No.	Conditions	Compliance	?	P
1	Consumers or bulk consumers of electrical and electronic equipment listed in Schedule- I shall ensure that e-waste generated by them is channelized through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler	PP will comply with the condition.		
2	Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board	PP will comply with the condition.		

3	Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;	PP will comply with the condition.		
4	Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.	PP will comply with the condition.		
5	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.	PP will comply with the condition.		
6	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.	PP will comply with the condition		
7	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.	PP will comply with the condition.		
8	Vehicles hired for bringing construction material to the site	PP will comply with the condition		

	should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.			
9	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.	PP has provided acoustic enclosures to the DG sets.		
	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.	PP will comply with the condition		
	c. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.	The ambient noise levels will be monitored. Construction activities will not be carried out during night time Efforts will take to reduce noise levels during the construction phase.		
	d. Installation of DG set must be strictly in compliance with recommendations for DG set manufacturer.	PP agrees with the condition.		
	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.	Noted.		
	f. D.G. Set shall be operated only in case of power failure	PP operate the Temporary DG set only in case of power failure.		
	g. The applicant should not cause any nuisance in the surrounding area due to operation DG sets	PP will comply with the condition.		
	h. The applicant shall comply with the notification of MoEF dated 17.05.2002 and its amendments regarding noise limit for generator sets run	Noted		

	with diesel			
10	Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2016 & E-Waste (M & H) Rule 2011	PP complies with the conditions.		
11	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.	PP complies with the conditions.		
12	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	PP complies with the conditions.		
13	The treated sewage shall be disinfected using suitable disinfection method.	Noted		
14	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.	PP will submit Form V.		
15	The applicant shall obtain Consent to Operate from the Maharashtra Pollution Control Board before commissioning of the project.	PP agrees with the condition.		

Annexure I
SITE PHOTOGRAPHS

Proposed Sale Building Site



Annexure II**ADVERTISEMENT**

<p style="text-align: center;">PUBLIC NOTICE</p> <p>The proposed residential project "Romell Dynasty" at Vile Parle, Mumbai, Maharashtra was accorded the Environmental Clearance on 28.09.2022 from the Ministry of Environment, Forest and Climate change State Environment Impact Assessment Authority (SEIAA), Mumbai. The copies of the clearance letter are available on PARIVESH portal and web site at http://environmentclearance.nic.in Romell Real Estate Pvt. Ltd.</p>	<p style="text-align: center;">जाहीर सुचना</p> <p>प्रस्तावित निवासी प्रकल्प "रोमेल डायनेस्टी" गृहनिर्माण योजनेंतर्गत विलेपार्ले मुंबई, महाराष्ट्र येथे आहे. या प्रकल्पाला महाराष्ट्र सरकार, मुंबई यांच्याकडून २८.०९.२०२२ रोजी विस्तारासाठी पर्यावरण विषयक मंजूरी देण्यात आली आहे. सदर पर्यावरण विषयक मंजूरीची प्रत Parivesh या संकेतस्थळावर उपलब्ध आहे, http://environmentclearance.nic.in रोमेल रिअल इस्टेट प्रायव्हेट लिमिटेड</p>
<p style="text-align: center;">The Free Press Journal Mumbai/Thursday/October 13, 2022</p>	<p style="text-align: center;">नवशक्ती मुंबई/गुरुवार/ऑक्टोबर १३, २०२२</p>

Annexure III
ENVIRONMENTAL CLEARANCE LETTER

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
ROMELL REAL ESTATE PRIVATE LIMITED
4th Floor, Prius Infinity, Subash Road, Near Axis Bank, Vile Parle (East),
Mumbai-400057 -400057

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/279844/2022 dated 24 Jun 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC22B038MH143625 |
| 2. File No. | SIA/MH/MIS/279844/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed sale and rehab building
ROMELL DYNASTY for S.R. scheme of
Miskita Cross Lane CHS Ltd. at Vile Parle
Mumbai by Romell Real Estate Pvt Ltd. |
| 7. Name of Company/Organization | ROMELL REAL ESTATE PRIVATE
LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 28/09/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/279844/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Romell Real Estate Pvt. Ltd.,
F.P. No. 435 to 440, 453, 458 of TPS-V &
C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2,
1495, 1495/1 to 5, CTS Nos. 1479, 1479/1,
1484, 1485/1 & F.P. No. 171 of TPS II – Vile Parle East,
F.P. No. 442 of TPS V – Vile Parle East
F.P. No 172 of TPS II of Village Vile Parle East,
Andheri, Mumbai.

Subject : Environment Clearance for proposed Sale and Rehab building “Romell Dynasty” for S.R. scheme of “Miskita Cross Lane CHS Ltd.” at Slum plot bearing F.P. No. 435 to 440, 453, 458 of TPS-V & C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5 of Vile-Parle, Mumbai in K/E Ward of MCGM proposing partly under regulation 33(10) of DCR 1991 & balance proposed to convert under regulation 33(10) of DCPR 2034 and Non Slum plots bearing CTS Nos. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS II – Vile Parle East, F.P. No. 442 of TPS V – Vile Parle East under Regulation 30 of DCPR 2034 & F.P. No 172 of TPS II of Village Vile Parle East, Andheri, Mumbai by M/s.Romell Real Estate Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/279844/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 182nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

S. no	Description	Details
1.	Proposal Number	SIA/MH/MIS/279844/2022
2.	Name of project	Application for the Environment Clearance of proposed Sale “ Romell Dynasty and OC received Rehab building” for S.R. scheme of “Miskita Cross Lane CHS Ltd.” at Slum plot bearing F.P. No. 435 to 440, 453, 458 of TPS-V & C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2,

		1495, 1495/1 to 5 of Vile-Parle, Mumbai in K/E Ward of MCGM proposing partly under regulation 33(10) of DCR 1991 & balance proposed to convert under regulation 33(10) of DCPR 2034 and Non Slum plots bearing CTS Nos. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS II – Vile Parle East, F.P. No. 442 of TPS V – Vile Parle East under Regulation 30 of DCPR 2034 & F.P. No 172 of TPS II of Village Vile Parle East under Regulation 33(7)(A) of DCPR 2034 by Romell Real Estate Pvt. Ltd.		
3.	Project category	8 (a) B2 Category		
4.	Type of Institution	Private		
5.	Project Proponent	Name	Romell Real Estate Pvt. Ltd. Mr. Domnic Romell (Director)	
		Regd. Office address	Gharkul Co-Op. Hsg. Soc., 'B' Wing, Azad Road, Vile Parle (E) Mumbai	
		Contact number	+91-022-48979200	
		Email ID	domnic@romellgroup.com	
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd.		
7.	Applied for	Environment Clearance		
8.	Location of the project	At slum plot bearing F.P. No. 435 to 440, 453, 458 of TPS-V & C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5 of Vile-Parle, Mumbai in K/E Ward of MCGM proposing partly under regulation 33(10) of DCR 1991 & balance proposed to convert under regulation 33(10) of DCPR 2034 and Non Slum plots bearing CTS Nos. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS II - Vile Parle East, F.P. No. 442 of TPS V – Vile Parle East under Regulation 30 of DCPR 2034 & F.P.No 172 of TPS II of Village Vile Parle East under Regulation 33(7)(A) of DCPR 2034		
9.	Latitude and Longitude	Latitude 19°05'46.14"N Longitude 72°50'40.91"E		
10.	Plot Area (m ²)	4,909.13 m ²		
11.	Deductions (m ²)	695.445 m ²		
12.	Net plot area (m ²)	4,213.685 m ²		
13.	Ground coverage (m ²) & %	Rehab 460.11 m ² ; Sale 2271.30 (Rehab 59% & Sale 66 %)		
14.	FSI area (m ²)	FSI area of Existing Rehab building	FSI area of sale building	Unit
		3,199.89	17,536.95	m ²
15.	Non-FSI (m ²)	Non-FSI area of Existing OC Rehab building	Non-FSI area of sale building	Unit

		588.13	13,529.91	m ²			
16.	Proposed Built up area (FSI + Non FSI)	34,854.88 m ²					
17.	TBUA (m ²) approved by Planning Authority till date	15,920.08 m ²					
18.	Earlier EC details with Total Construction area, if any.	NA					
19.	Construction completed as per earlier EC (FSI + Non FSI) (m ²)	The Rehab buildings were constructed in 2003 and occupied prior to EIA Notification, 2006. The total construction area of the rehab building was 3,788.02 m ² (FSI area 3,199.89 m ² & Non FSI area 588.13 m ²). This was less than 20,000 m ² .					
20.	Buildings Configuration	Building Name	Number of floors	Height of the building (m)			
		Existing OC Rehab Building	Ground + 7 floor	23.80			
		Sale Building	3 Basements + Ground + 1 st to 15 th floors 'A to F Wings' + Terrace + OHT	49.05			
21.	No. of Tenement & Shop	No. of tenement: 357 nos. (Rehab building-119 nos., Sale building-238 nos.)					
22.	Total Population	Total Population: 1,726 nos. (Rehab building-476 nos., Sale building-1,250 nos.)					
23.	Total Water requirement	Sr.	Description	Existing OC Rehab	Proposed Sale	Total	Unit
		1.	Total Water Requirement	64	169	233	m ³ /day
		2.	Fresh water requirement	64	113	177	m ³ /day
		3.	Recycled water (Flushing)	0	56	56	m ³ /day
		4.	Recycled water (Gardening)	-	4	4	m ³ /day
		5.	Waste water generation	58	152	210	m ³ /day

		6.	Excess treated water	58 (to municipal drain)	75 (to RMC)	133	m ³ /day
24.	Under Ground Tank (UGT) location	Sale building UGT located at basement Rehab building UGT located at on ground					
25.	Source of water	MCGM					
26.	STP Capacity & Technology	1 no. of STP having total capacity for sale building will be 160 m ³ /day STP Technology – MBBR Sewage from Rehab building connected to Municipal sewer line: 47%					
27.	STP Location	STP Location: on ground					
28.	Sewage Generation CMD & % of sewage discharge in sewer line	Sr.	Description	Existing OC Rehab	Proposed Sale	Total	Unit
		1.	Total sewage generated	58	152	210	m ³ /day
29.	Solid Waste Management during Construction Phase	50 kg/day					
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Sr.	Details	Existing OC Rehab	Proposed Sale	Total	Unit
		1.	Total Solid waste generation	285.6	750	1035.60	kg/day
		2.	Non-Bio-degradable waste	171.36	450	621.36	kg/day

		<table border="1"> <tr> <td>3.</td> <td>Biodegradable waste</td> <td>114.24</td> <td>300</td> <td>414.24</td> <td>kg/day</td> </tr> <tr> <td>4.</td> <td>STP dry sludge</td> <td>-</td> <td>2</td> <td>2</td> <td>kg/day</td> </tr> <tr> <td>5.</td> <td>E waste</td> <td>-</td> <td>492.75</td> <td>492.75</td> <td>kg/year</td> </tr> </table> <ul style="list-style-type: none"> • Dry waste handled over to the MCGM. • Wet garbage of Rehab building is handed over to the MCGM & wet garbage/biodegradable matter of sale building will be composted by Mechanical Composting. Generated manure will be used for gardening. • STP dry sludge will be used as manure • E waste dispose through an authorized vendor. 	3.	Biodegradable waste	114.24	300	414.24	kg/day	4.	STP dry sludge	-	2	2	kg/day	5.	E waste	-	492.75	492.75	kg/year							
3.	Biodegradable waste	114.24	300	414.24	kg/day																						
4.	STP dry sludge	-	2	2	kg/day																						
5.	E waste	-	492.75	492.75	kg/year																						
31.	R.G. Area in m ²	RG area: 445.95 m ² No. of proposed trees: 37 nos. No. of existing trees: 22 nos. Total trees: 59 nos.																									
32.	Power requirement	<table border="1"> <thead> <tr> <th>Description</th> <th>Existing OC Rehab</th> <th>Proposed Sale</th> <th>Total Power</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>During construction phase</td> <td>---</td> <td>50</td> <td>50</td> <td>kVA</td> </tr> <tr> <td>During operation phase for</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>I) Max. demand load</td> <td>517.2</td> <td>1,292</td> <td>1,809.2</td> <td>kW</td> </tr> <tr> <td>II) Connected load</td> <td>714</td> <td>5,196</td> <td>5,910</td> <td>kW</td> </tr> </tbody> </table>	Description	Existing OC Rehab	Proposed Sale	Total Power	Unit	During construction phase	---	50	50	kVA	During operation phase for					I) Max. demand load	517.2	1,292	1,809.2	kW	II) Connected load	714	5,196	5,910	kW
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II) Connected load	714	5,196	5,910	kW																							
33.	Energy Efficiency	a) Overall conventional energy saving: 25.21% b) Renewable Energy saving: 5.67%																									
34.	DG Set Capacity	1 No. X 400 kVA																									
35.	No. of 4 W & 2 W Parking with 25% EV	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Details</th> <th>Existing OC Rehab</th> <th>Proposed Sale</th> <th>Total</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2-Wheeler</td> <td>-</td> <td>33</td> <td>33</td> <td>No.</td> </tr> <tr> <td>2.</td> <td>4-Wheeler</td> <td>-</td> <td>240</td> <td>240</td> <td>No.</td> </tr> <tr> <td>3.</td> <td>Total parking area</td> <td>-</td> <td>7044.64</td> <td>7044.64</td> <td>m²</td> </tr> </tbody> </table>	Sr.	Details	Existing OC Rehab	Proposed Sale	Total	Unit	1.	2-Wheeler	-	33	33	No.	2.	4-Wheeler	-	240	240	No.	3.	Total parking area	-	7044.64	7044.64	m ²	
Sr.	Details	Existing OC Rehab	Proposed Sale	Total	Unit																						
1.	2-Wheeler	-	33	33	No.																						
2.	4-Wheeler	-	240	240	No.																						
3.	Total parking area	-	7044.64	7044.64	m ²																						
36.	No. & capacity of Rain water harvesting tanks /Pits	Sale building-67 m ³ capacity of RWH tank OC Rehab building- 4 no. of recharge pits with total capacity 8 m ³																									
37.	Project cost in (Cr.)	Rs.150 Crore																									

EMP Cost				
EMP costing during construction phase				
Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)	
Air Environment	During the construction phase, water has been required for sprinkling for suppression of dust and for construction purpose.	1 Water tanker/ day for 10 months	10	
Socio- Economic Environment	Site sanitation, Toilets, STP, safe drinking water	Total 5 no. of toilets for ladies & gents workers	5	
	Disinfection at site	Cleaning and maintaining the site	5	
	Health check-up for workers, first aid kit	PPE and Safety equipment's	15	
	Safety net		35	
Environment management	For Air, Noise, Water analysis	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	5	
	Site fencing & noise barrier		20	
	Storm water management		20	
	Vehicle maintenance, washing area, tyre cleaning		5	
Training and awareness	Safety personal protective equipment & Training programs	PPE and Safety equipment's	2	
Total			122	
EMP costing during operation phase				
Component	Description	Criteria	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
Sewage Treatment Plant	1 no. of STP having capacity 160 m ³ /day	MBBR STP technology, installation, maintenance & handling	46.50	4.65
Rain Water Harvesting	Total RWH tank capacity 67 m ³	Construction & Maintenance	7.00	Nil-
Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC (1 no.)	OWC installation, Maintenance & handling of Biodegradable garbage.	7.00	0.70

38.

		segregation of waste		
Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	Regular monitoring will be scheduled.	MoEF Approved Lab	2
Energy Conservation	Solar PV panels for electricity generation, LED etc.	Installation & Maintenance, battery backup	20	1.5
Laying of storm & Sever line up to final disposal point	Storm water channel will connect up to nalla line	Construction & Maintenance	26.30	Nil
Landscape development	Trees to be planted. Development & maintained of landscape area 445.95 m ²	Tree plantation & landscape area to be developed	5.00	0.5
Disaster Management Plan Cost			459.50	22.98
Total			571.3	32.33
39.	CER Details with Justification if any as per MoEF&CC circular dated 01/05/2018	CER not applicable		
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	Not applicable		

3. Proposal is a new construction Project. Proposal has been considered by SEIAA in its 251st (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. 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.
2. PP to obtain following NOCs & remarks:

- a) Water Supply; b) Sewer connection; c) SWD remarks; d) Tree NOC; e) revised Civil Aviation NOC.
3. Planning authority to ensure that water supply, sewer and storm water networks are made available in the vicinity of the project before issuing occupation certificate to the project.
 4. PP to explore to provide environmental facilities like STP, OWC & 2-wheeler & 4-wheeler parkings to existing rehab buildings.
 5. PP to provide fire lift as no fire tender movement is proposed at one side of the proposed building.
 6. PP to relocate UGT at first basement such that top of the UG tank flush to the ground level
 7. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
 8. PP to include cost of dewatering, basement ventilation & mechanical ventilation in EMP; PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures & accordingly, revise EMP of Operation phase.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI – 15,085.72 m², Non FSI-14,079.62 m², Total BUA-29,715.05 m². (Plan approval No. SRA/ENG/2069/KE/PL/AP, dated-24.01.2022).

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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.

- XX. 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 give 100 % 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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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.


Manisha Patankar Mhaiskar
(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, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

Signature Not Verified

Digitally signed by Manisha Patankar Mhaiskar
Member Secretary

Date: 9/28/2022 8:32:04 PM

Annexure IV
Consent to Establish

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000159959/CE/2303001912

Date: 25/03/2023

To,

M/s. Romell Real Estate Pvt Ltd., S.R.
scheme of "Miskita Cross Lane CHS Ltd."
on slum plot bearing F.P. No. 435 to 440,
453, 458 of TPS-V & C.T.S. Nos. 1491,
1492, 1493, 1493/1 to 2, 1495, 1495/1 to
5, CTS Nos. 1479, 1479/1, 1484, 1485/1 &
F.P. No. 171 of TPS II - Vile Parle East, F.P.
No. 442 of TPS V - Vile Parle East, F.P.No
172 of TPS II of Village Vile Parle East
Andheri Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Sale and Rehab Building Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 37th CC meeting dtd-20.03.2023.

Your application NO. MPCB-CONSENT-0000159959

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.150.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Sale and Rehab Building Project named as M/s. Romell Real Estate Pvt Ltd., S.R. scheme of "Miskita Cross Lane CHS Ltd." on slum plot bearing F.P. No. 435 to 440, 453, 458 of TPS-V & C.T.S. Nos. 1491, 1492, 1493, 1493/1 to 2, 1495, 1495/1 to 5, CTS Nos. 1479, 1479/1, 1484, 1485/1 & F.P. No. 171 of TPS II - Vile Parle East, F.P. No. 442 of TPS V - Vile Parle East, F.P.No 172 of TPS II of Village Vile Parle East Andheri Mumbai. on Total Plot Area of 4909.13 Sq.Mtrs for BUA of 29715.05 Sq.Mtrs as per EC dated-28.09.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-28.09.2022	4909.13	29715.05

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	152	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- 400 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non-Biodegradable Waste	450 Kg/Day	Segregation	sent to recycling to authorized agency.
2	Biodegradable Waste	300 Kg/Day	OWC	use as manure
3	STP Dry Sludge	2 Kg/Day	drying	use as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	492.75	Kg/Annum	sent for recycling to authorized agency

9. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
14. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
15. 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.

16. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
 17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 18. The Project Proponent shall comply with the Environmental Clearance obtained dtd-28.09.2022 for construction project having total Plot area 4909.13 Sq.mtrs and total construction BUA of BUA 29715.05 Sq.mtrs as per specific condition of EC.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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7e791461

Signed by: Dr. Y.B.Sontakke
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2023-03-25 14:15:15 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	300000.00	TXN2301004713	30/01/2023	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to 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 **160 CMD for treatment of domestic effluent of 152 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	169.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-400 KVA	Acoustic Enclosure	5.00	HSD 50 Kg/Hr	1	SO ₂	54 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- 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. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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).

- 7 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.
- 8 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.
- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Annexure V
ENVIRONMENTAL MONITORING REPORT

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyse*

Ambient Air Quality Monitoring Report Report No. AB/RD/12/2025-26/41

Client Details Name & Address: M/S. Romell Real Estate Pvt. Ltd ("Romell Dynasty") At F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2,1495, 1495/1 to 5, CTS No., 1479, 1479/1,1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai	Sample Code	AB/RD/12/2025-26/41			
	Sample Name /Location	Near Main Gate			
	Sample Type	Ambient Air			
	Method of Sampling	IS:5182 &CPCB Manual-(NAAQMS 36/2012-13)			
	Sample Collected By	Aavanira Biotech Pvt. Ltd.,			
	Sample Collected On	08/12/2025			
	Sample Received on Date	09/12/2025			
	Sample Condition / Description	Liquids of 30 ml in Sealed & intact plastic Containers, Filter Papers in sealed case.			
	Analysis Date	09/12/2025 to 14/12/2025			
	Analysis Done At	Aavanira Biotech Pvt Ltd			
Reporting Date	14/12/2025				
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting				
Ambient Temperature	29.8°C	Relative Humidity(RH)	50 %		
Sampling Duration	08 Hrs.				
Time of Sampling	11:30 a.m. to 07:30 p.m.				
Sr. No.	Parameter	Results	Units	NAAQ Standards	Standard Method
1.	Particulate Matter (PM ₁₀)	68.40	µg/m ³	≤ 100	IS 5182 Part 23 : 2006 (R.A.:2022)
2.	Particulate Matter (PM _{2.5})	21.12	µg/m ³	≤ 60	IS 5182 Part 24 : 2019(R.A.:2024)
3.	Sulphur Dioxide (SO ₂)	18.8	µg/m ³	≤ 80	IS 5182 Part 2 : 2001 (R.A.:2023)
4.	Oxides of Nitrogen (NOx)	22.0	µg/m ³	≤ 80	IS 5182 Part 6 : 2006 (R.A.:2022)

Statement of Conformity: The above mentioned test results are complies with prescribed National Ambient Air Quality Standards (NAAQS: 2009) limits.


Verified & Reviewed by- Quality Manager




Authorized by - TM (Chem.)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

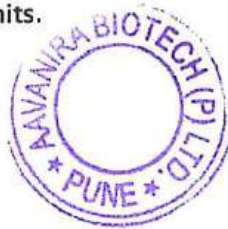
ENalyze*

Ambient Air Quality Monitoring Report Report No. AB/RD/12/2025-26/42

Client Details Name & Address: M/S. Romell Real Estate Pvt. Ltd ("Romell Dynasty") At F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2,1495, 1495/1 to 5, CTS No., 1479, 1479/1,1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai	Sample Code	AB/RD/12/2025-26/42			
	Sample Name /Location	Near Proposed Construction			
	Sample Type	Ambient Air			
	Method of Sampling	IS:5182 &CPCB Manual-(NAAQMS 36/2012-13)			
	Sample Collected By	Aavanira Biotech Pvt. Ltd.,			
	Sample Collected On	08/12/2025			
	Sample Received on Date	09/12/2025			
	Sample Condition / Description	Liquids of 30 ml in Sealed & intact plastic Containers, Filter Papers in sealed case.			
	Analysis Date	09/12/2025 to 14/12/2025			
	Analysis Done At	Aavanira Biotech Pvt Ltd			
Reporting Date	14/12/2025				
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting				
Ambient Temperature	29.4°C	Relative Humidity(RH)	49 %		
Sampling Duration	08 Hrs.				
Time of Sampling	11:55 a.m. to 07:55 p.m.				
Sr. No.	Parameter	Results	Units	NAAQ Standards	Standard Method
1.	Particulate Matter (PM ₁₀)	73.98	µg/m ³	≤ 100	IS 5182 Part 23 : 2006 (R.A.:2022)
2.	Particulate Matter (PM _{2.5})	25.81	µg/m ³	≤ 60	IS 5182 Part 24 : 2019(R.A.:2024)
3.	Sulphur Dioxide (SO ₂)	22.6	µg/m ³	≤ 80	IS 5182 Part 2 : 2001 (R.A.:2023)
4.	Oxides of Nitrogen (NO _x)	27.0	µg/m ³	≤ 80	IS 5182 Part 6 : 2006 (R.A.:2022)

Statement of Conformity: The above mentioned test results are complies with prescribed National Ambient Air Quality Standards (NAAQS: 2009) limits.


Verified & Reviewed by- Quality Manager




Authorized by - TM (Chem.)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyze*

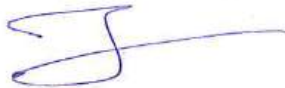
Ambient Noise Monitoring Report Report No. AB/RD/12/2025-26/43					
Client Details Name & Address: M/S. Romell Real Estate Pvt. Ltd ("Romell Dynasty") At F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2,1495, 1495/1 to 5, CTS No., 1479, 1479/1,1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai		Sample Code	AB/RD/12/2025-26/43		
		Sample Type	Ambient Noise		
		Method of Sampling	IS:9876 (RA:2001)		
		Sample Collected By	Aavanira Biotech Pvt. Ltd.		
		Sample Collected On	08/12/2025		
		Reporting Date	14/12/2025		
Sr. No.	Test Location	Reading		Unit	
		Day Time	Night Time		
01	Near Main Gate	54.2	44.1	dB(A)	
02	Near Proposed Construction	54.8	43.9	dB(A)	

Sr. No.	Category of Area	Limits 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 06:00 am. to 10:00 pm.

Note: 2 Night Time shall mean from 10:00 pm. to 06:00 am.

Statement of Conformity: Limits: Maharashtra Pollution Control Board has prescribed 75 dB (A) as an upper limit of Noise Level during day time. Above results are complies with the prescribed limits by MPCB.



Verified & Reviewed by- Quality Manager



Authorized by - TM (Chem.)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

ENalyze*

Test Report			REPORT NO.- AB/RD/12/2025-26/44		
Client Details Name & Address: M/S. Romell Real Estate Pvt. Ltd ("Romell Dynasty") At F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2,1495, 1495/1 to 5, CTS No., 1479, 1479/1,1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai	Sample Code	AB/RD/12/2025-26/44			
	Sample Name	Drinking Water			
	Sample Type	Drinking Water			
	Method for Sampling	IS:17614:Part 1			
	Sample Collected By	Aavanira Biotech Pvt Ltd			
	Sample Collected On	08/12/2025			
	Sample Received on Date	09/12/2025			
	Sample Condition/Description	Received in 1 liter sealed & intact Plastic Container			
	Analysis Date	09/12/2025 to 14/12/2025			
	Analysis Done At	Aavanira Biotech Pvt Ltd			
	Reporting Date	14/12/2025			
Sample returned /stored	Stored at Ambient Temp for 1 week from the date of reporting				
Sr. No.	Parameter	Result	Limit as per IS:10500 Standard	Unit	Standard Method
1.	Colour	1.0	5	Hazen	IS: 3025 Part-04 (R.A : 2021)
2.	pH	7.78	6.5 to 8.5	--	IS: 3025 Part-11 (R.A : 2022)
3.	Turbidity	0.73	1	NTU	IS: 3025 Part-10 (R.A : 2023)
4.	Total Dissolved Solids	72.0	500	mg/L	IS: 3025 Part-16 (R.A : 2023)
5.	Total Hardness (as CaCO ₃)	21.15	200	mg/L	IS: 3025 Part-21 (R.A : 2023)
6.	Total Alkalinity (as CaCO ₃)	24.52	200	mg/L	IS: 3025 Part-23 (R.A : 2023)
7.	Chloride (as Cl ⁻)	15.84	250	mg/L	IS: 3025 Part-32 (R.A : 2024)
8.	Sulphate (as SO ₄ ⁻²)	3.98	200	mg/L	APHA :24 th edition -(4500- SO ₄ ⁻² E)
9.	Residual Chlorine (as Cl ₂)	BDL	0.2	mg/L	APHA :24 th edition -(4500-Cl B)
10.	Calcium (as Ca)	7.25	75	mg/L	IS: 3025 Part-02 (2023)
11.	Magnesium (as Mg)	3.71	30	mg/L	IS: 3025 Part-02 (2023)
12.	Iron (as Fe)	BDL	0.30	mg/L	IS: 3025 Part-02 (2023)
13.	Total Coliform	Absent	Absent	/100ml	IS: 15185:2016
14.	<i>Escherichia coli</i>	Absent	Absent	/100ml	IS: 15185:2016

BDL: Below Detection Limit.

Statement of conformity: The above mentioned test results are complies with limits prescribed in IS: 10500: 2018 Standard.

Verified & Reviewed by- Quality Manager



Authorized by - TM (Chem) & TM (Micro)

- Results relate only to the items tested.
- Report shall not be reported except in full without approval of the laboratory.

Recognized by Ministry of Environment, Forest & Climate Change (MoEFCC), Govt. of India
ISO 9001: 2015 and ISO 45001: 2018 Certified Company

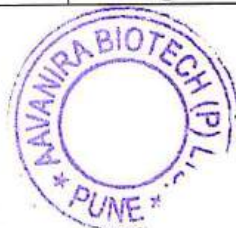
ENalyze*

ULR No: Not Applicable		
Test Report		REPORT NO- AB/RD/12/2025-26/45
Client Details Name & Address: M/S. Romell Real Estate Pvt. Ltd ("Romell Dynasty") At F.P No 435 to 440, 453, 458 of TPS-V & CTS No. 1491, 1492, 1493, 1493/1 to 2,1495, 1495/1 to 5, CTS No., 1479, 1479/1,1484, 1485/1 & FB No. 171 of TPS II-Vile Parle East, FP No. 442 of TPS V-, Vile Parle East, FP No. 172 of TPS II of Vile Parle East, Andheri Mumbai	Sample Code	AB/RD/12/2025-26/45
	Sample Name	Soil Sample –Project Site
	Sample Type	Soil
	Method for Sampling	CPCB Guidelines
	Sample Collected By	Aavanira Biotech Pvt. Ltd.
	Sample Collected On	08/12/2025
	Sample Received on Date	09/12/2025
	Sample Condition/Description	Received in 1 kg sealed & intact Plastic
	Analysis Date	09/12/2025 to 14/12/2025
	Analysis Done At	Aavanira Biotech Pvt Ltd
Reporting Date	14/12/2025	
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Result	Unit	Standard Method
Chemical Parameter				
1	pH (at 25°C)	7.80	--	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
2	Total Organic Carbon	0.76	%	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
3	E. Conductivity at 25°C	13.48	µS/cm	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
4	Sulphate	26.71	mg/kg	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
5	Cation Exchange Capacity	31.0	meq/100g	ICP Method
6	Total Nitrogen	60.8	Kg/ha	IS 14684 1999, RA 2008
7	Bulk Density	290.52	gm/cc	C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
8	Particle Size	Sand	24.0	% C.A. Black, American Society of Agronomy 5 th Edition, 65-15800
		Silt	31.0	
		Clay	45.0	
Elemental Parameter				
1	Potassium as K	39.1	Kg/ha	USEPA 3050 B
2	Phosphorous as P	65.0	Kg/ha	USEPA 3050 B
3	Calcium as Ca	23.6	Kg/ha	USEPA 3050 B
4	Magnesium as Mg	12.7	Kg/ha	USEPA 3050 B
5	Boron as B	N.D.	Kg/ha	USEPA 3050 B
6	Iron as Fe	93.4	Kg/ha	USEPA 3050 B

N.D.- Not Detectable

Verified & Reviewed by– Quality Manager

Authorized by – TM (Chem.)



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- Report shall not be reported except in full without approval of the laboratory.