




Outlook

Six Monthly Compliance Report for period April 2025 to September 2025 by Aethon Developers Pvt. Ltd.

From Ace Enviroment <info@aceenvironment.in>**Date** Fri 19/12/2025 16:53**To** EC Compliance Maharashtra <ecompliance-mh@gov.in>; cc-cacdesk@mpcb.gov.in <cc-cacdesk@mpcb.gov.in> 1 attachment (4 MB)

Runwal Final POEC.pdf;

Dear Sir/Madam,

Please find the Post EC Compliance Report attached herewith for Period of April 2025 to September 2025 of Proposed Residential Project at C.S.No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai by Aethon Developers Pvt. Ltd. , with reference to Environmental Clearance Letter Identification No. EC24B3812MH5326538N dated 08th April 2025.

Hope this is in line with your requirement.

Thanking you

Yours Sincere

Aethon Developers Pvt. Ltd.

AETHON DEVELOPERS PRIVATE LIMITED

Date:13.11.2025

To
Chief Conservator of Forest
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001

Sub: Six Monthly Compliance Reports for Period of April 2025 to September 2025 of Residential Project at C.S. No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai, Maharashtra by M/s. Aethon Developers Pvt. Ltd.

Ref.: 1) Environmental Clearance Letter Identification No.- EC24B3812MH5326538N dated.08.04.2025.

Dear Sir/Madam

As per the condition laid down in the Environmental Clearance Letter, we are submitting herewith six-monthly compliance report of our Residential Project 'M/s. Aethon Developers Private Limited' for period of April 2025 to September 2025.

Hope this is in line with your requirement.

Thanking you

Yours Sincere



[Signature]
for

M/s. Aethon Developers Private Limited

- CC: 1. SEIAA- Chairman, Environment Department,15th Floor, New Administrative Building, Mantralaya, Mumbai-400032
2. MPCB -Member Secretary, Plot No P-30, 5th Floor, office Complex Building Mulund Check, Thane-400 604

SIX MONTHLY COMPLIANCE REPORT

OF

PROPOSED RESIDENTIAL PROJECT

AT

**C.S.No. 1/145, 1/284, 4/71, 144(PT),
lower Parel Division on Ganpat Rao Kadam Marg,
Mumbai**

BEING DEVELOPED BY

**AETHON DEVELOPERS PRIVATE
LIMITED**

FOR

APRIL 2025 TO SEPTEMBER 2025

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Section1: Purpose of the Report

As per the 'Sub Para (i)' of 'Para 10' of EIA Notification 2006 Sr. No. IV under General EC condition mentioned on page no. 08 in Environmental Clearance (EC) letter dated 08th April 2025 (**Annexure 1**) it is mandatory to submit six monthly compliance report to show the status & compliance of all the conditions mentioned in EC letter, along with monitoring of various environmental parameters. Therefore, based on the general conditions mentioned in EC letter detail compliance report is prepared.

Section 2: Project Details

M/s. Aethon Developers Pvt. Ltd. Private Limited have proposed Residential project – Runwal C.S.No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai, Maharashtra. Project is designed as self-sufficient establishment wherein infrastructure facilities such as water supply, power supply and communication facilities are proposed. Further the project proponent has made provision for waste collection and disposal, rain water harvesting and sewage treatment to ensure that project is environment friendly. The project proponent also proposes arrangement for safety, maintenance and security of residents. The main features of the project are as follows:

Sr. No.	Particulars	Details
1	Total Plot Area (As per EC)	16,987.57 sq.m.
2	Total BUA (FSI + Non FSI)	87,224.98 Sq.m
3	Project Cost	Rs. 169241 Lakhs
4	Total Water Requirement	476 m ³ /day
5	Fresh Water Requirement	296 m ³ /day
6	Recycled Water Requirement (For Flushing & Gardening)	Flushing: 580 m ³ /day Gardening: 0 m ³ /day
7	No. of Tenements & Shops	Residential: 412 nos.
8	Total Population	Residential: 4322 nos.
9	Sewage Generation	425 KLD
10	Capacity of STP	190 & 280 KLD
11	Solid Waste Generation	Non-Biodegradable Waste: 3.5 Kg/day Bio-degradable Waste: 1164 kg/day
12	RG Area	Proposed- 3449.23 sq.m. & Provided- 3226.65 sq.m
13	Power requirement	Demand Load: 3029 kW Connected Load: 11724.59 kW DG Sets: 5 X 750 kVA

Section 3: Present Site Conditions

Sr. No.	Name of Buildings	Current Status
1.	2 Towers	Excavation

Section 4: Post Environment Clearance Compliance Report

Proposal is a new construction project. Proposal has been considered by SEIAA in 288th SEIAA Meeting, Sr. No. 17, Date: 11.03.2025

and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Sr. No.	EC Conditions	Compliance Status
Specific Conditions		
SEAC Conditions		
1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025. We have made an Indemnity bond certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3.	PP to obtain (i) Civil Aviation NOC for increased height (ii) Water Supply NOC (iii) HRC NOC for full height, (iv) Sewer connection NOC, (v) Storm Water Drain NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025.
4.	PP to submit comparative of heat island effect before and after development; PP also	We have done comparative of heat island effect before and after

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	to submit details of mitigation measures proposed to reduce the impact	development
5.	PP to keep minimum distance of six meters between flushing tank and water storage and rain water harvesting tanks and submit revised plan.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025. We have kept six meters between flushing tank and water storage and rain water harvesting tanks
6.	PP to submit alternate plan for disposal of excess treated sewage water	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025. Excess treated water shall be handed over to tanker water supplier
7.	PP to complete tree plantation within the site during construction phase.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025.
8.	PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025.
9.	PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025. All heavy vehicles shall be parked within project site & not on public road.
10.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.	Condition is noted and complied. Reply to the same was presented in 288 th SEIAA meeting dated 11.03.2025.
SEIAA Conditions		
I.	PP has provided mandatory RG area of 3226.65 m2 on mother earth. Local planning authority to ensure the compliance of the same.	Condition is noted and shall be complied with.
II.	This EC height is restricted as per HRC provision.	Condition is noted and shall be complied with.

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III.	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.	Condition is noted and shall be complied with.
IV.	PP shall achieve at least 5% of total energy requirement	Condition is noted.
V.	SEIAA after deliberation decided to grant EC for – FSI- 87224.98 m ² , non-FSI- 106431.91 m ² , Total BUA- 193656.89 m ² . (Plan approval No -P20221/2024(4/71 And Other) G/South/LOWER PAREL/ dated-06.08.2024) (Restricted as per approval).	Condition is noted & agreed.
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.	Debris generated shall be utilized within the site.
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	All construction waste will be collected and segregated properly at site and most of it will be reused for construction activity.
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.	Used oil generated from DG at site shall be disposed through authorized vendor.
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.	Drinking water and mobile toilets/toilets will be provided for labors on site.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drainage and storm water system / network will be provided to ensure wastewater and storm water

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		do not get mixed.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices	Noted & will be complied
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Condition is 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	We shall obtain permission in case of requirement.
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.	Condition is noted and shall be complied.
X.	The Energy Conservation Building code shall be strictly adhered to.	We will adhere to Energy Conservation Building code.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Yes, we will use excavated topsoil for horticulture/ landscaping.
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.	Construction debris will be used for base preparation of the road and for site leveling.
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.	Soil testing was done, according to reports all the parameters are within limit and Monitoring reports are attached as Annexure 2 .
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.	Condition is noted & agreed.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	We will use low Sulphur diesel type DG (as per availability) during construction phase, and it will conform to Environment (Protection) rules prescribed for Air and Noise emission standards.
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The	Construction vehicles will be checked for PUC certificate before entry.

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	vehicle shall be adequately covered to avoid spillage/leakages.	
XVII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Care will be taken to maintain the noise level within limits at site. Construction activities will be limited to daytime only. Noise shields shall be provided for heavy construction equipment's. PPE shall be provided to labors.
XVIII.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG sets will be provided with silencer and acoustic enclosures.
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Dedicated site engineer and supervisory staff is appointed to take care of the monitoring and overall implementation.
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.	a) The solid waste generated shall be properly collected and segregated. b) Wet waste generated shall be treated in organic waste converter and compost will be utilized in the existing premises for gardening.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Condition is Noted.
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	STP shall be installed for the treatment of sewage before commissioning of the project for operation.

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	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.	Treated effluent from STP will be used for gardening and flushing.
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.	Yes, we will ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.
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.	Condition is noted and we will comply the same.
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.	Condition is noted, all parking will be internalized and no public space shall be utilized.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	We shall 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/Agricultural Dept.	Green Belt development will be carried out considering CPCB guidelines.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment Management cell is prepared for implementation of the environmental safeguards.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-	Separate funds have been allocated for implementation of environmental protection measures/EMP, copy of

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	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.	same is attached as Annexure 3.
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 http://parivesh.nic.in	Advertisement was published in Marathi and English Newspaper. The copy of same is attached as Annexure 4.
XII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.	Condition noted and shall be complied.
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional office of MoEF, the respective zonal office of CPCB and the SPCB. The criteria pollutant levels namely, SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Condition is noted & agreed.
C) General EC Conditions:-		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We will 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.	We have obtained consent for Establishment from Maharashtra Pollution Control Board dated 28.08.2025. Copy attached as Annexure 5.

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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.	Condition is noted and agreed. We have obtained Environmental Clearance, copy of EC attached as Annexure 1.
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal office of CPCB and the SPCB.	We will submit six monthly report along with necessary documents.
V.	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned state pollution control Board as prescribed under the Environment (protection) Rules, 1986, as amended subsequently shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be 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.	Condition is noted & agreed.
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.	Condition is noted & agreed.
VII.	This environmental clearance is issued subject to obtaining NOC from forestry & wild life angle including clearance does not necessarily implies that forestry & wild life as if applicable & wild life clearance granted to the project which will be considered separately on merit.	NOC from forestry & wild life angle is not applicable.
3	The environmental clearance is being issued without prejudice to the action initiated	Condition is noted & agreed.

Six Monthly Compliance Report of M/s. Aethon Developers Private Limited

	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.	
4	The Environmental 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.	Condition is noted & agreed.
5	In case of submission of false document and non- compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Condition is noted & agreed.
6	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Condition is noted. Validity of Environment Clearance as per C.S.No. 1/145, 1/284, 4/71, 144(PT), dated 0/04/2025 is for 10 years.
7	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.	Condition is noted & agreed.
8	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite council Hall, Pune, if preferred, within 30 days as prescribed, within 30 days as prescribed under section 16 of the National Green Tribunal, Act, 2010.	Condition is noted.

Section 5: Monitoring and Analysis

Monitoring of Air quality, Water quality, Soil quality, Noise level at construction site. Monitoring was done and samples were collected as per standard norms. All samples were analyzed in NABL accredited laboratory. The details of sampling parameters were given in following table.

Sr. No.	Environmental Components	Monitoring Parameters
1	Air	PM ₁₀ , PM _{2.5} , SO ₂ , NO ₂ , O ₃ , Pb, CO, NH ₃ , C ₆ H ₆ , Benzo (a) Pyrene – Particulate Phase only, As, Ni
2	Water	Color, Odour, Turbidity, pH, TDS, Total Alkalinity, Total Hardness, Ca, Mg, Cl ⁻ , SO ₄ , NO ₃ , Fe, Mn, F, Pb, Cu, Zn, Cr ⁶⁺ , As, B, Residual Chlorine, Al, Cd, Se, Hg, Pesticides, Mineral Oil
3	Noise	Leq
4	Soil	pH, Electrical Conductivity, Total Nitrogen as N, Phosphate as P, Potassium as K, Exchangeable Calcium as Ca, Exchangeable Magnesium as Mg, Exchangeable Sodium as Na, Organic Matter, Texture

Monitoring results are attached as **Annexure 2** which indicates that parameters of all environmental components are within standard limit and there is no pollution at site.



File No: SIA/MH/INFRA2/513471/2024

Government of India

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



Date 08/04/2025



To,

Nitin Honawar
Aethon developers private limited
6th floor, Runwal & Omkar E square, Off Easter Express Highway, Opp Sion- Chunabhatti, Sion East,
Mumbai, Sion, MUMBAI, MAHARASHTRA, 400022
nitin.honawar@runwal.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/513471/2024 dated 06/12/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812MH5326538N
(ii) File No.	SIA/MH/INFRA2/513471/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Residential Project at plot bearing C.S.No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai by Aethon Developers Pvt. Ltd.
(viii) Name of Company/Organization	Aethon developers private limited
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Nitin Honawar under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. Validity of EC is upto 08/04/2025 to the start of production operations by the project or activity. Validity of EC becomes perpetual subject to the start of production operations by the project or activity on or before the [Project_Date] In case the project proponent fails to start the production operations within the EC validity date, application for EC validity extension shall be submitted to the regulatory authority as per the provision contained in the Para 9.0 of EIA notification, 2006 and its amendment.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as

prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions																						
1.1	<p><u>During discussion following points emerged:</u> Conditions:</p> <table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td></td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order</td></tr> <tr> <td></td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.</td></tr> <tr> <td></td><td>PP to obtain (i) Civil Aviation NOC for increased height (ii) Water Supply NOC (iii) HRC NOC for full height, (iv) Sewer connection NOC, (v) Storm Water Drain NOC . The local planning authority shall not issue occupation certificate unless all NOCs are in place.</td></tr> <tr> <td></td><td>PP to submit comparative of heat island effect before and after development; PP also to submit details of mitigation measures proposed to reduce the impact.</td></tr> <tr> <td></td><td>PP to keep minimum distance of six meters between flushing tank and water storage and rain water harvesting tanks and submit revised plan.</td></tr> <tr> <td></td><td>PP to submit alternate plan for disposal of excess treated sewage water.</td></tr> <tr> <td></td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td></td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.</td></tr> <tr> <td></td><td>PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.</td></tr> <tr> <td></td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr> </table>	Sr. No.	Conditions		PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order		PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.		PP to obtain (i) Civil Aviation NOC for increased height (ii) Water Supply NOC (iii) HRC NOC for full height, (iv) Sewer connection NOC, (v) Storm Water Drain NOC . The local planning authority shall not issue occupation certificate unless all NOCs are in place.		PP to submit comparative of heat island effect before and after development; PP also to submit details of mitigation measures proposed to reduce the impact.		PP to keep minimum distance of six meters between flushing tank and water storage and rain water harvesting tanks and submit revised plan.		PP to submit alternate plan for disposal of excess treated sewage water.		PP to complete tree plantation within the site during construction phase.		PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.		PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.		PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Residential Project at plot bearing C.S.No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai by Aethon Developers Pvt. Ltd.

S. No.	Particulars	Details	
b.	Latitude and Longitude of the project site	18.99671399839327,72.82225699862293 18.99829884354816,72.82366915085468	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	1.6987
		Forest Land (B)	0
		Total Land (A+B)	1.6987
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	169241	
g.	EMP Cost (in lacs)	895.92	
h.	Employment Details		

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/513471/2024
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s. Aethon Developers Pvt. Ltd.
6th Floor, Runwal & Omkar Esquare, Off,
Eastern Express Hwy, opp. Sion-Chunabhatti,
Sion East, Signal, Mumbai.

Subject : Environmental Clearance for Proposed Residential Project at plot bearing C.S.No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai by M/s. Aethon Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/513471/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 236th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 288th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th March, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/513471/2024	
2	Name of Project	Proposed Residential Project at C.S. No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai by Aethon Developers Private Limited	
3	Project category	8 (b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	
5	Project Proponent	Regd. Office address	Aethon Developers Pvt Ltd
6	Consultant	e-mail	6th Floor, Runwal & Omkar Esquare, Off, Eastern Express Hwy, opp. Sion-Chunabhatti, Sion East, Signal, Mumbai
		ACE Environment NABET Accredited Certificate	nitin.honawar@runwal.com

21	No. of Tenements & Shops	412 nos.		Clubhouse	3B + Gr + Service floor + 1st to 3rd floor	25.20	
22	Total Population			4322 nos.			
23	Total Water Requirements CMD			476 KLD			
24	Under Ground Tank (UGT)			Domestic tank			
24	Under Ground Tank (UGT)			Flushing tank	580 cum		
25	Source of water			Fire tank	340 cum		
				MCGM/Recycled water	850 cum		
26	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage generation: 425 KLD % of sewage discharge in sewer line: 34.75%			
27	STP Capacity & Technology			Capacity: 190 m3/day & 280 m3/day Technology: MBR			
28	STP Location			Basement 1			
29	Solid Waste Management during Construction Phase			Type			
29	Solid Waste Management during Construction Phase			Dry waste	Quantity (Kg/d)	Treatment / disposal	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Wet waste	3.5 kg/day		
				Type	8.75 kg/day	Disposed off through authorized recyclers	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			Dry waste	Quantity (Kg/d)	Treatment / disposal	
31	R.G. Area in sq.m.			Wet waste	1164 kg/day	Will be managed through recyclers.	
				E-Waste	776 kg/day	Biodegradable waste will be processed in OWC and manure so obtained will be used for landscaping.	
				STP Sludge (dry)	7.6 kg/day	Shall be handed over to authorized vendors	
				RG required: 3148.78 sq.m.	50 kg/day	Dry sludge shall be used as manure.	
31	R.G. Area in sq.m.			RG provided on Mother earth: 3226.65 sq.m			
32	Power requirement			Paved RG: 222.58 sq.m			
				Total RG proposed: 3449.23 sq.m			
				Existing trees on plot: 137 nos.			
				Number of trees to be cut: 13 nos.			

		Compensatory Plantation: 171 nos.
		Number of trees to be transplanted: 15 nos.
		Number of trees to be retained: 109 nos.
		Number of trees to be planted: a) In RG area: 548 nos. (including Miyawaki) b) In Miyawaki Plantation (with area): 84 sq.m; 243 no. of trees
		During Operation Phase: Connected load: 11724.59 kW Demand load: 3029 kW
33	Energy Efficiency	a) Total Energy saving (%): 20.11% b) Solar energy (%): 5.10%
34	D.G. set capacity	5 X 750 kVA
35	No. of 4-W & 2-W Parking with 25% EV	4 wheelers: 1291 nos. 2 wheelers: 733 nos. 25 % of cars & scooters with EV facility.
36	No. & capacity of Rain water harvesting tanks /Pits	Tank of capacity 200 cum (100 cum & 100 cum)
37	Project Cost in (Cr.)	Rs. 3924.00 Cr.
38	EMP Cost	a. Construction Phase: 1. Capital Cost: Rs. 374.22 Lakhs 2. O & M Cost: Rs. 21.13 Lakhs/annum b. Operation Phase: 1. Capital Cost: Rs. 895.92 Lakhs O & M Cost: Rs. 61.92 Lakhs/annum
39	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	2. NA, per Memorandum 22-65/2017-IA-III dated 25th February 2021
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

Proposal is new construction project. Proposal has been considered by SEIAA in its 288th (Day-1) meeting held on 11th March, 2025. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

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

the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.

2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
3. PP to obtain (i) Civil Aviation NOC for increased height (ii) Water Supply NOC (iii) HRC NOC for full height, (iv) Sewer connection NOC, (v) Storm Water Drain NOC . The local planning authority shall not issue occupation certificate unless all NOCs are in place.
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7. PP to complete tree plantation within the site during construction phase.
8. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.
9. PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 3226.65 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC height is restricted as per HRC provision.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for FSI-87224.98 m², Non FSI- 106431.91 m² and total BUA 1,93,656.89 m². (Plan approval No. No P20221/2024(4/71 And Other)/G/South/LOWER PAREL dated 06.08.2024) (as per FSI approval and Non FSI restricted).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to 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 break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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.
3. 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.

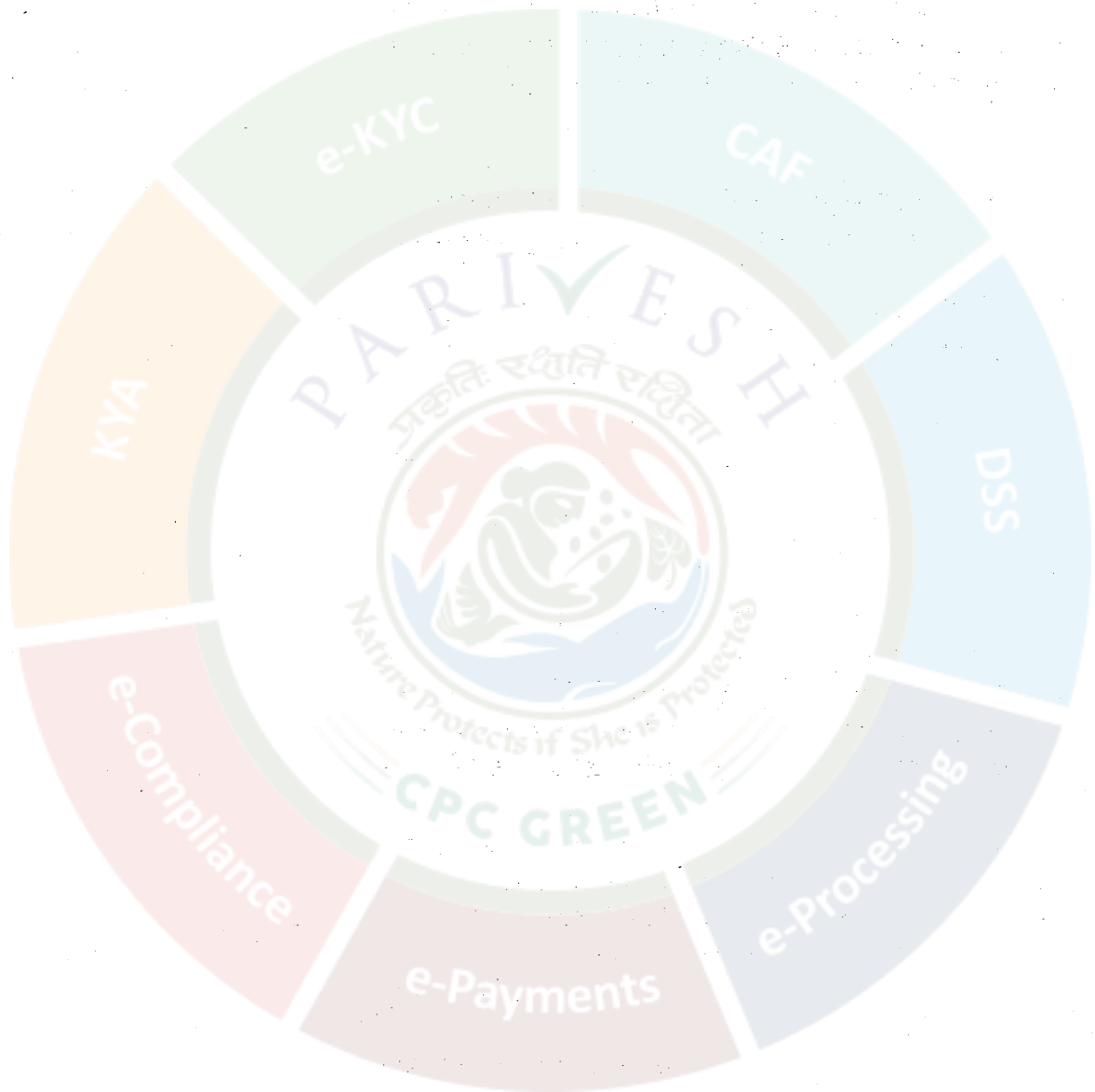
4. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
7. 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.
8. 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.



Vinita Vaid-Singal
(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.
6. Commissioner, Municipal Corporation Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0853

Date: 05/05/2025

ANALYSIS REPORT

Client details		Sample Details	
Name	Proposed Residential cum Commercial project - Bhoomi Serenity by M/s. Gajra Home Builders Pvt. Ltd.	Sample Code	GCI/25/J26/AA1
Address	Plot No. 4, Sector 37, Kharghar, Navi Mumbai	Location	NEAR SECURITY GATE
Sampling Done By	Mr.Kartik	Date of Sampling	05/05/2025
Analysis Starts On	06/05/2025	Date of Sample Received	06/05/2025
Analysis Completion On	10/05/2025	Sampling Instrument	RDS, FPS
		Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM ₁₀)	µg/m ³	64.6	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	44.8	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	22.8	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	35.8	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.48	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	32.5	100	NAAQS Guidelines
7	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH ₃	µg/m ³	2.6	400	NAAQS Guidelines
11	Benzene , C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



Authorized Signatory

CORP. OFFICE & : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.
R & D Tel.: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

NEW DELHI GOA PUNE BENGALURU U.K. : ALSO AT : HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR
AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0853

Date: 05/05/2025

ANALYSIS REPORT

Client details		Sample Details	
Name	Proposed Residential cum Commercial project - Bhoomi Serenity by M/s. Gajra Home Builders Pvt. Ltd.	Sample Code	GCI/25/J26/AA2
Address	Plot No. 4, Sector 37, Kharghar, Navi Mumbai	Location	SOUTHWEST CORNER OF SITE
		Date of Sampling	05/05/2025
Sampling Done By	Mr.Kartik	Date of Sample Received	06/05/2025
Analysis Starts On	06/05/2025	Sampling Instrument	RDS, FPS
Analysis Completion On	10/05/2025	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM ₁₀)	µg/m ³	65.2	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	52.5	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	18.5	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	36.5	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.58	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	36.8	100	NAAQS Guidelines
7	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH ₃	µg/m ³	3.5	400	NAAQS Guidelines
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12	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



Authorized Signatory

CORP. OFFICE & R & D : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.
Tel.: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

NEW DELHI **GOA** **PUNE** **BENGALURU** **U.K.** **HYDERABAD** **KOLKATA** **DHARWAD** **MUMBAI** **PORT BLAIR**
AUSTRALIA **OMAN** **KUWAIT** **AFRICA** **VIETNAM** **BANGLADESH** **MYANMAR** **SRI LANKA** **UAE**

Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0853

Date: 05/05/2025

ANALYSIS REPORT

Client details		Sample Details	
Name	Proposed Residential cum Commercial project - Bhoomi Serenity by M/s. Gajra Home Builders Pvt. Ltd.	Sample Code	GCI/25/J26/AA3
Address	Plot No. 4, Sector 37, Kharghar, Navi Mumbai	Location	NORTHEAST CORNER OF SITE
		Date of Sampling	05/05/2025
Sampling Done By	Mr.Kartik	Date of Sample Received	06/05/2025
Analysis Starts On	06/05/2025	Sampling Instrument	RDS, FPS
Analysis Completion On	10/05/2025	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1.	Particulate Matter (PM ₁₀)	µg/m ³	6205	100	IS 5182 : Part 23 : 2006
2.	Particulate Matter (PM _{2.5})	µg/m ³	50.5	60	NAAQS Guidelines
3.	Sulphur dioxide (SO ₂)	µg/m ³	25.5	80	IS 5182 : Part 2 : 2001
4.	Oxides of Nitrogen (NO _x)	µg/m ³	34.6	80	IS 5182 : Part 6 : 2006
5.	Carbon Monoxide CO	mg/m ³	0.42	2.0	IS 5182 : Part 10 : 1999
6.	Ozone as O ₃	µg/m ³	30.1	100	NAAQS Guidelines
7.	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8.	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9.	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10.	Ammonia as NH ₃	µg/m ³	3.8	400	NAAQS Guidelines
11.	Benzene , C ₆ H ₆	µg/m ³	BDL(<0.01)	5.0	IS 5182 (Part 11):2006
12.	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



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NEW DELHI GOA PUNE BENGALURU U.K. : ALSO AT : HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR
AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE

Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0853

Date: 05/05/2025

ANALYSIS REPORT

Client Details			Sample Details	
Name	Proposed Residential cum Commercial project - Bhoomi Serenity by M/s. Gajra Home Builders Pvt. Ltd.		Sample Code	GCI/25/J26/N1-N3
Address	Plot No. 4, Sector 37, Kharghar, Navi Mumbai		Location	As per table
			Quantity	NA
			Date of Measurement	05/05/2025
			Sampling Instrument	Sound Level Meter (HTC/SL-1352)
Measurement Done By		Mr.Kartik	Sampling Method	HTC/SL-1352 Inst. Manual

NOISE MONITORING RESULTS

Sr. No.	Location Name	Units	Day Time		Night Time	
			Results	Permissible Limit	Results	Permissible Limit
1.	Near Security Gate	dB (A)	45.4	55	41.6	45
2.	Southwest Corner of the Site	dB (A)	55.8	55	44.5	45
3.	Northeast Corner of the Site	dB (A)	52.6	55	40.8	45

Limits: Maharashtra pollution Control Board has prescribed 55 dB (A) as an upper limit of noise level during day time and 45 dB (A) during night time for residential area.



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AUSTRALIA **OMAN** **KUWAIT** **AFRICA** **VIETNAM** **BANGLADESH** **MYANMAR** **SRI LANKA** **UAE**

Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0853

Date: 05/05/2025

ANALYSIS REPORT

Client Details		Sample Details	
Name	Proposed Residential cum Commercial project - Bhoomi Serenity by M/s. Gajra Home Builders Pvt. Ltd.	Sample Code	GCI/25/J26/S1
Address	Plot No. 4, Sector 37, Kharghar, Navi Mumbai	Location	SOIL – Project site
		Quantity	2.0 kg
Sampling Done By	Mr.Kartik	Date of Sampling	05/05/2025
Analysis Starts on	06/05/2025		
Analysis Completion On	10/05/2025	Sample Received Date	06/05/2025

SOIL ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Test Procedure
1	pH (1:5 Soil Suspension)	-	6.4	IS 2720 (Part 26):1987
2	Electrical Conductivity (1:5 Soil Suspension)	mS/cm	0.78	EPA Method 9045
3	Total Nitrogen as N	mg/kg	65.12	Kjeldahl Method
4	Phosphate as P	mg/kg	66.58	Olsen Method
5	Potassium as K	mg/kg	24.75	EPA 3050 B
6	Exchangeable Calcium as Ca	meq/100g	22.19	EPA 3050 B
7	Exchangeable Magnesium as Mg	meq/100g	23.02	EPA3050 B
8	Exchangeable Sodium as Na	meq/100g	1	EPA3050 B
9	Organic Carbon	%	1.97	
10	Organic Matter	%	3.55	Walkey and Black Method
10	Texture	-	Sandy Clay	Robinson Pipette Method

BDL =Below Detectable Limit

DL =Detectable Limit



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NEW DELHI GOA PUNE BENGALURU U.K. : ALSO AT : HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR
: OVERSEAS :
AUSTRALIA OMAN KUWAIT AFRICA VIETNAM BANGLADESH MYANMAR SRI LANKA UAE



GREEN CIRCLE, INC.

Integrated HSEQR Consulting Engineers, Scientists & Trainers
(Recognised By Ministry of Environment, Forest and Climate Change, New Delhi Under EPA 1986)
(F. No. - 15018 / 06 / 2016 - CPW)
(ISO 9001, 14001 & 45001 Certified Organisation)

Report No:- GCI/V/Lab/EM-SP/25-26/May-00/0853

Date: 05/05/2025

ANALYSIS REPORT

Client Details			Sample Details	
Name	Proposed Residential cum Commercial project - Bhoomi Serenity by M/s. Gajra Home Builders Pvt. Ltd.		Sample Code	GCI/25/J26/DW1
Address	Plot No. 4, Sector 37, Kharghar, Navi Mumbai		Location	Municipal Water at Project Site
			Quantity	2000 ml
Sampling Done By	Mr.Kartik		Date of Sampling	05/05/2025
Analysis Starts on	06/05/2025		Sampling Method	APHA 1060
Analysis Completion On	10/05/2025		Sample Received Date	06/05/2025

DRINKING WATER ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Permissible Limit as per IS 10500-2012	Reference Method
1	Colour	Hazen	Nil	5	APHA 22nd EDITION
2	Odour	-	No Odour	Unobjectionable	APHA 22nd EDITION
3	Taste	-	Agreeable	Agreeable	APHA 22nd EDITION
4	Turbidity	NTU	BDL (<0.5)	1	IS : 3025 Part 10-1984 (Reaff: 2002)
5	pH at 25 °C	-	6.8	6.5-8.5	IS : 3025 Part 11- 1983 (Reaff:2002)
6	Total Dissolved Solids	mg/l	245.45	500	IS : 3025 Part 16-1984 (Reaff:2003)
7	Total Alkalinity as CaCO ₃	mg/l	132.85	200	IS : 3025 Part 23- 986(Reaff:2003)
8	Total Hardness as CaCO ₃	mg/l	196.78	200	IS : 3025 Part 21-2009
9	Calcium as Ca	mg/l	35.54	75	IS : 3025 Part 40-1991 (Reaff:2003)
10	Magnesium as Mg	mg/l	25.99	30	APHA 22nd EDITION-3500 Mg-B
11	Chloride as Cl ⁻	mg/l	35.14	250	IS : 3025 Part 32-1988 (Reaff:2003)
12	Sulphate as SO ₄	mg/l	33.58	200	APHA 22nd EDN-4500- SO ₄ 2- E
13	Nitrate as NO ₃	mg/l	35.83	45	APHA 22nd EDN -4500- NO ₃ - B
14	Iron as Fe	mg/l	0.28	0.30	IS : 3025 Part 53-2003
15	Manganese as Mn	mg/l	BDL (<0.02)	0.10	APHA 22nd EDN -3500-Mn D
16	Fluoride as F	mg/l	0.69	1.00	APHA 22nd EDN -4500-F B&D
17	Lead as Pb	mg/l	BDL (<0.03)	0.05	IS:3025 Part 47 (Reaff:2003)
18	Copper as Cu	mg/l	BDL (<0.03)	0.05	IS:3025 Part 42 (Reaff:2003)
19	Zinc as Zn	mg/l	0.89	5.00	IS:3025 Part:49 (Reaff:2003)
20	Hexavalent Chromium as Cr ⁶⁺	mg/l	BDL (<0.03)	0.05	IS:3025 Part:37 (Reaff:2003)
21	Residual Free Chlorine as Cl ₂	mg/l	BDL (<0.10)	0.20	APHA 22nd EDN -4500-Cl B
22	Cadmium as Cd	mg/l	BDL (<0.03)	0.003	IS:3025 Part 48(Reaff:2003)
23	Sodium as NA	mg/l	3.15	NS	IS:3025 Part 2: 2019
24	Potassium as K	mg/l	0.88	NS	IS:3025 Part 2: 2019
25	Aluminum	mg/l	BDL (<0.03)	0.03	IS:3025 Part:55 (Reaff:2003)

BDL =Below Detectable Limit



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EMP Cost	<ul style="list-style-type: none">a. Construction Phase:<ul style="list-style-type: none">1. Capital Cost: Rs. 374.22 Lakhs2. O & M Cost: Rs. 21.13 Lakhs/annumb. Operation Phase:<ul style="list-style-type: none">1. Capital Cost: Rs. 895.92 LakhsO & M Cost: Rs. 61.92 Lakhs/annum
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COMPANY LIMITED
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www.apnabank.co.in.

And Reconstruction
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nest ney (EMD)	Bid Increase Amount
,450.00	Rs. 1,00,000.00

PUBLIC NOTICE

We, M/s. Aethon Developers Private Limited hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance for our Residential Project" located at C.S. No. 1/145, 1/284, 4/71, 144(PT), lower Parel Division on Ganpat Rao Kadam Marg, Mumbai vide letter dated 8th April 2025 bearing file No. EC24B3812MH5326538N. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in/> M/s. Aethon Developers Private Limited.

SYMBOL

ICICI Bank

The Authorised ICICI Bank Office Enforcement of Security Interest A read with Rule 3 of the Security borrower(s) mentioned below, to re of receipt of the said Notice.

Having failed to repay the amount the undersigned has taken symbol conferred on him/her under Section mentioned dates. The borrower in with the property. Any dealings with

Sr. No.	Name of the Borrower(s)/ Loan Account Number	
1.	Rupali Tushar Gite & Tushar Arvind Gite & Dipaksing Gulabsing Girase - LBSDA00004877335	Plot No Taluka Road, Nandur
2.	Amit Devidas Bunde & Suvarna Amit Bunde- LBJLN00003377515 & LBJLN00003377516 & LBJLN00004574368	Flat No. No. 19, Apna G Nagar, April 09

The above-mentioned borrowers(s) else the mortgaged properties will provisions under Rules 8 and 9 of Sec

Date: April 11, 2025
Place: Maharashtra

SBI State Bank of India

Stressed A
1st Floor, K
Thane (W),

POSSESSIO

Notice is hereby given under the Securitization and Reconstruction of Financial exercise of powers conferred under section 13 (12) read with rule 9 of the Securit mentioned against each account and stated hereinafter calling upon them to repa The Borrower having failed to repay the amount, notice is hereby given to the possession of the property described herein below in exercise of power conferred on the dates mentioned against each account.

The Borrower in particular and the public in general is hereby cautioned not to for an amount and interest thereon.

जाहीर सूचना

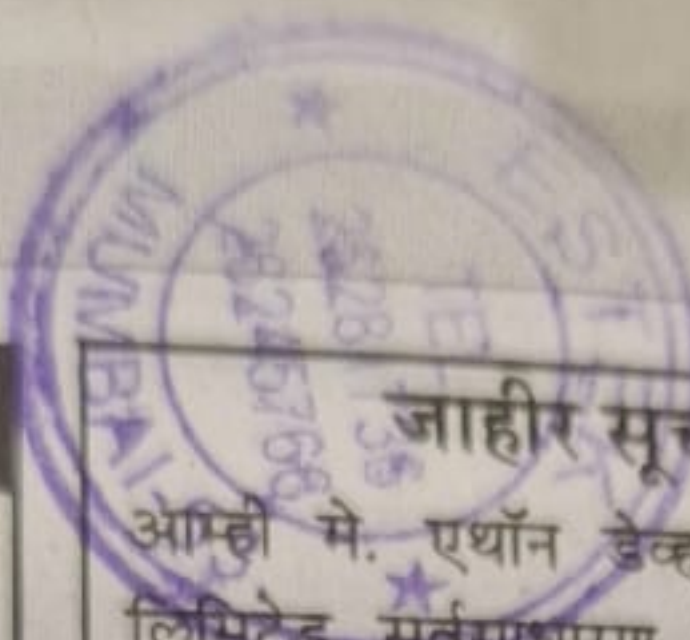
याद्वारे देण्यात येते की, उदय को-ऑपरेटिव्ह सिंग सोसायटी लि., तिचा पत्ता प्राध्यापक आगाशे दादर मुंबई-४०० ०२८ ने जारी केलेल्या मयत श्री. लाल रामदास आचार्य यांच्या नावे असलेले शेअर पत्र क्र. ०८ अंतर्गत विभिन्न क्र. ३६ ते ४० (दोन्ही देशी) धारक असलेले प्रत्येकी ५०/- रुपये किमतीचे शेअर भरलेले शेअर्स हरवलेले आहेत आणि/किंवा नसल्याचे नोंदवले गेले आहे आणि सोसायटीकडे लेपी शेअर प्रमाणपत्र जारी करण्यासाठी अक्षता गंत आचार्य यांनी अर्ज केला आहे.

यटी याद्वारे सदर सूचना प्रकाशित झाल्यापासून १४ च्या कालावधीत प्रतिलिपी शेअर प्रमाणपत्र जारी आसाठी दावे किंवा आक्षेप (लेखी स्वरूपात) मागवत सदर कालावधीत कोणतेही दावे/आक्षेप प्राप्त झाले, तर सोसायटी प्रतिलिपी शेअर प्रमाणपत्र जारी पास मुक्त असेल.

उदय को-ऑपरेटिव्ह
हाऊसिंग सोसायटी लि.
करिता आणि च्या वतीने,
सही/-
माननीय सचिव

पण: मुंबई

कत: १२/०४/२०२५



जाहीर सूचना

आम्ही मे. एथॉन डेव्हलपर्स प्रायव्हेट लिमिटेड सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या सि एस नं. १/१४५, १/२८४, ४/७१, १४४(पार्ट), लोअर परेळ, गणपत राव कदम मार्ग, मुंबई, महाराष्ट्र येथील गृह प्रकल्पाला दिनांक ८ एप्रिल २०२५ रोजी पत्र क्रं EC24B3812MH5326538N. अन्वये पर्यावरणीय मान्यता दिली आहे. सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग महाराष्ट्र शासन यांच्या <http://peaerivesh.nic.in/> या संकेतस्थळावर उपलब्ध आहे.

मे. एथॉन डेव्हलपर्स प्रायव्हेट लिमिटेड

सांकेतिक कळजा सूचना

खाखा कार्यालय : आयसीआयसीआय बँक लिमिटेड, शाल टॉवर, प्लॉट क्र. २३, न्यू रोहतक रोड, करोल ग, नवी दिल्ली-११०००५

री या नात्याने सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून मागणी सूचना जारी करून व्रना प्राप्तीच्या ६० दिवसांत करण्यास सांगितले होते.

सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा चा वापर करून सदर अॅक्टच्या कलम १३(४) अंतर्गत सहवाचता सदर रूल्सच्या नियम ८ अन्वये खालील नमूद याद्वारे इशारा देण्यात येतो की, सदर मिळकतीशी कोणताही व्यवहार करू नये आणि सदर मिळकतीशी करण्यात या भाराअधीन राहील.

मिळकतीचे वर्णन/
सांकेतिक कळजाची तारीख

मागणी सूचनेची
तारीख/ मागणी
सूचनेतील रक्कम (रु.)

शाखेचे नाव

OSBI State Bank of India

स्टेट्स असेट्स मॅनेजमेंट बँक - १ (एन्फोर्समेंट - १)
बलई ट्रेड सेंटर, कल पेर, कुलाबा, मुंबई
दूरध्वनी: ०२२ - २२१६०८९०/२२१६०८९१/२२१६०८९२

कळजा सूचना (स्थायर मिळकती)

ज्याअर्थी, निम्नस्वाक्षरीकार हे स्टेट बँक ऑफ इंडियाने सिक्युरिटी अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये वापर करून दिनांक ३१.०१.२०२५ रोजी मागणी सूचना जारी करून श्री. शिवांक केडिया आणि श्रीमती जंजू केडिया यांचे रोजीप्रमाणे ५,७२,७९,६२९.८७/- (छपवे पाच कोटी आणि एक कोटी) आणि पैसे सत्पाईशी मात्र) अधिक प्रदानाच्या दि. चक्रवादी पद्धतीने पुढील व्याज आणि अन्व प्रभावाची पलफेड सदर सांगितले होते.

रकमेची परतफेड करण्यास कर्जदार / हमीदार असमर्थ ठरल्याने, देण्यात येते की, निम्नस्वाक्षरीकारांनी त्यांना प्रदान करण्यात आलेल्या मिळकतीचा कळजा सदर अॅक्टच्या कलम १३(४) एप्रिल, २०२५ रोजी घेतला आहे.

विशेषतः कर्जदार/हमीदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, निम्नस्वाक्षरीकारांनी त्यांना प्रदान करण्यात आलेल्या मिळकतीचा कळजा सदर अॅक्टच्या कलम १३(४) एप्रिल, २०२५ रोजी घेतला आहे. विशेषतः कर्जदार/हमीदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, निम्नस्वाक्षरीकारांनी त्यांना प्रदान करण्यात आलेल्या मिळकतीचा कळजा सदर अॅक्टच्या कलम १३(४) एप्रिल, २०२५ रोजी घेतला आहे.

प्लॉट क्र. ३, सेक्टर १९, गाव सानपाडा, तालुका आणि मौजमापित १७२.२४३ चौ. मी. चटई क्षेत्र असलेली, १९ नावाने ओळखल्या जाणाऱ्या सोसायटीमधील येथे स्थित बांधकामित धारक जमीनीवर आहे.
दिनांक : ०९.०४.२०२५, ठिकाण : मुंबई

परिशि
स्थायर मालमतेच्या
सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम २००२
सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फाय
स्थायर मालमतेच्या

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000243444/CE/2508003706

Date: 28/08/2025

To,
Aethon Developers Pvt. Ltd.,
C.S. No. 1/145, 1/284, 4/71, 144(PT), Lower
Parel Division on Ganapat Rao Kadam
Marg, Mumbai



Sub: Consent to Establish for building Construction project under Orange Category

Ref: Minutes of 6th Consent Committee Meeting of 2025-2026 held on
14/08/2025

Your application NO. MPCB-CONSENT-0000243444

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:

- The Consent to Establish is is granted for period upto commissioning of the project or 5 Yrs whichever is earlier**
- The capital investment of the project is Rs.3924 Cr. (As per C.A Certificate submitted by industry).**
- The Consent to Establish is valid for building construction project named as Aethon Developers Pvt. Ltd., C.S. No. 1/145, 1/284, 4/71, 144(PT), Lower Parel Division on Ganapat Rao Kadam Marg, Mumbai on Total Plot Area of 16987.57 SqMtrs for total construction BUA of 193656.89 SqMtrs as per specific condition of EC dated 08/04/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC - dtd. 08/04/2025	16987.57	193656.89

- 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	451	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 to S-5	DG Sets-5 Nos, 750 kVA each	05	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	776 Kg/Day	OWC with composting or Biodigester with composting	As Manure
2	Non-Biodegradable	1164 Kg/Day	shall be handover to local authority	To the authorized vendor/ Local Body
3	STP sludge	50 Kg/Day	Dewatering	As Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocessor

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	776.00	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 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 shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- 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.
- The project proponent shall make provision of charging electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall not take any effective steps towards the construction before scientific disposal of unused chemical stored at site to CHWTSDF.

18. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/INFRA2/513471/2024 dtd 08/04/2025 for construction project on total plot area of 16987.57 SqMtrs for total construction BUA of 193656.89 SqMtrs as per specific condition.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	7848000.00	MPCB-DR-33490	21/04/2025	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
- They are directed to ensure the compliance of the consent conditions.
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 based Sewage Treatment Plants (STPs) of combined capacity **470 CMD for treatment of domestic effluent of 451 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	451.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-5	DG Sets, 5 Nos, 750 kVA each	Acoustic Enclosure	5.50	Diesel 150 Ltr/Hr	1	SO ₂	72 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:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs 25 Lakhs	15 Days	Towards compliance of EC & Consent conditions.	Upto Commissioning of the Project	Upto Commissioning of the Project

** 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.
