

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent Order No. Format 1.0/BO/CAC-Cell/UAN No. 0000068903/CO(Part-I)/7thCAC-1908000382

Date-14/08/2019

To,
M/s Acme Realities Pvt. Ltd.,
CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170,
Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060.

Subject: Grant of Consent to 1st Operate (Part-I) for Rehab Building Wing Nos. R1, R2 & R3 of Residential Redevelopment (MHADA) Project "ACME Boulevard" in Red Category.

Ref.: 1. Environment Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017.

2. Consent to Establish No. MPCBHQ/ROHQ/Mumbai/EIC No. MU-4128-12/CE/CC-1183 dtd. 14/12/2012 and Re-validation of Consent to Establish application UAN No. 0000030826 approved in CAC meeting held on 12/06/2019.

3. Minutes of Consent Appraisal Committee meeting held on 18/07/2019.

Your application UAN No. 0000068903 Dated 12/03/2019

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

1. The Consent to Operate (Part-I) is granted for period up to 31/07/2020.
2. The capital investment of the project is Rs. 97.96 Crs as per C.A. Certificate submitted by the project proponent.
3. The Consent to 1st Operate (Part-I) for Rehab Building Wing Nos. R1, R2 & R3 of Residential Redevelopment (MHADA) Project "ACME Boulevard" of M/s Acme Realities Pvt. Ltd. at plot bearing CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170, Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060 on total plot area 35,173.44 sq. mtrs. for construction BUA24,701.89 sq. mtrs. out of total construction BUA 2,59,575.69 sq. mtrs. including utilities and services of project as per Environmental Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017 and construction permission issued by the Local Body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	95	As per Schedule -I	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/or connected to local body sewer line.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
		N.A.	

6. Conditions under Solid Waste Management Rule, 2016:

No.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	235 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	169 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	10 Kg/D	---	Used as manure for gardening

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

Sr.No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
N.A.						

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall submit undertaking in Board's prescribed format within 15 days towards compliance of conditions of Environmental Clearance (EC) and Consent to Operate conditions.
11. Project Proponent shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/ building for which application for 1st Consent to Operate (Part-I) is made and that the same is included in the Environmental Clearance accorded.
12. Project Proponent shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line.
14. Project Proponent shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
15. Project Proponent shall submit Bank Guarantee of Rs. 5 Lakh towards O&M of pollution control system and compliance of Consent to Operate condition.
16. Project Proponent will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterwards handover the facility to the Society for its further operation in good and working conditions.
17. Project Proponent shall comply/ follow the directions issued by the Board from time to time with regards to reduction of employee commute, trips of employees of tenant organization/ companies and reduction of vehicular pollution.

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

**(E. Ravendhiran, IAS)
Member/Secretary**

Received Consent fee of –

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 1,25,000/-	5447727	13/03/2019	HDFC Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided STP of designed capacity 140 CMD with MBBR Technology for the treatment of 95 CMD sewage.

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

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

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be applied on land for gardening and/ or connected to local body sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act. The applicant shall consume water for various purposes as follows:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	118.0
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	For gardening	0.00

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and erected following stack(s) and observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
N.A.							

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

Total Particulate matter	Not to exceed	150 mg/Nm ³
--------------------------	---------------	------------------------

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

Schedule-III

Details of Bank Guarantee

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to O (Part-I)	Rs. 5 Lakh	Within 15 days	Towards operate and maintain the pollution control system and compliance of Consent to Operate conditions	31/07/2020	Up to 30/11/2020

The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.



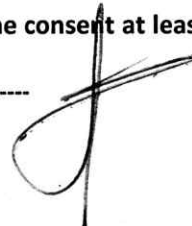
Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.**

-----0000-----



Consent

From: Consent
Sent: 03 September 2026 16:00
To: 'sromumbai2@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2025– March, 2026 for Expansion of “ACME BOULEVARD” Jogeshwari by M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd
Attachments: PMR_Acme Realities Pvt. Ltd.-Acme Boulevard_Oct,25-Mar,26.pdf

To,
The SRO Mumbai-II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject : Submission of Half Yearly Post Monitoring Report for the period of October, 2025– March, 2026 for Expansion of “ACME BOULEVARD” - Proposed Redevelopment Project CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari by M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd

Reference: **Clearance letter no. SEAC 2011/CR-72/TC-2 dtd 17.03.2013**
Clearance letter no. SEIAA-EC-0000000132 dtd 21.06.2017
Clearance letter no. SIA/MH/MIS/137487/2020 dtd 31.03.2020

Dear Sir,

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

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

This is for your kind information.

Thanking you,
Yours truly,

M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd

C.C. to: 1. The Director, MoEF&CC, Nagpur.

2. The Secretary, Environment Department, Mantralaya, Mumbai

Thanks & Regards,

DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



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

Landline: 022-2854-1647/48/49/67/68 | info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

<https://www.eaepl.com>

"File this email in an email folder and save a tree."



DISCLAIMER:

- The information contained in this e-mail is intended only for the person or entity to which it is addressed and may be confidential or privileged material. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.
- Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.
- E-mails are not encrypted and cannot be guaranteed to be secure or Error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. In case of any discrepancy, in the above said mail and its contents, the intended recipient should reply within 48 hours of the receipt of this mail, else it shall be approved as the case may be. If verification is required, please request a hard-copy version.

Consent

From: Consent
Sent: 03 September 2026 16:00
To: 'ecompliance-mh@gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2025– March, 2026 for Expansion of “ACME BOULEVARD” Jogeshwari by M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd
Attachments: PMR_Acme Realities Pvt. Ltd.-Acme Boulevard_Oct,25-Mar,26.pdf

To,

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

Subject : Submission of Half Yearly Post Monitoring Report for the period of October, 2025– March, 2026 for Expansion of “ACME BOULEVARD” - Proposed Redevelopment Project CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari by M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd

Reference: Clearance letter no. SEAC 2011/CR-72/TC-2 dtd 17.03.2013
Clearance letter no. SEIAA-EC-0000000132 dtd 21.06.2017
Clearance letter no. SIA/MH/MIS/137487/2020 dtd 31.03.2020

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s. Acme Realties Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd

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

Thanks & Regards,

DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



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

Landline: 022-2854-1647/48/49/67/68 info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

<https://www.eaepl.com>

"File this email in an email folder and save a tree."



DISCLAIMER:

- The information contained in this e-mail is intended only for the person or entity to which it is addressed and may be confidential or privileged material. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.
- Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system.
- E-mails are not encrypted and cannot be guaranteed to be secure or Error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. In case of any discrepancy, in the above said mail and its contents, the intended recipient should reply within 48 hours of the receipt of this mail, else it shall be approved as the case may be. If verification is required, please request a hard-copy version.

Acme Realities Private Limited

Date: 09-07-2026

To,

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

Subject : Submission of Half Yearly Post Monitoring Report for the period of October, 2025-March, 2026 for Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar, Jogeshwari by M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd

Reference: Clearance letter no. SEAC 2011/CR-72/TC-2 dtd 17.03.2013
Clearance letter no. SEIAA-EC-00000000132 dtd 21.06.2017
Clearance letter no. SIA/MH/MIS/137487/2020 dtd 31.03.2020

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvoday Nagar C.H.S. Ltd

Authorized Signatory

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

Acme Realities Private Limited

Date: 09th July 2026

To,

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

Subject : Present status of Project work for the period of October, 2025- March, 2026

Reference: Clearance letter no. SEAC 2011/CR-72/TC-2 dtd 17.03.2013
Clearance letter no. SEIAA-EC-0000000132 dtd 21.06.2017
Clearance letter no. SIA/MH/MIS/137487/2020 dtd 31.03.2020

Dear Sir,

This is with reference to the above subject, Our Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari by M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvodaya Nagar C.H.S. Ltd

The present project status at site is as follows :

Wings	floors	Status
A, B, C	24 floors (Stilt + Podium 1 +Podium 2+Podium 3+ 19 floors Residential floors)	completed
D	24 floors (Stilt + Podium 1 +Podium 2+Podium 3+ 19 floors Residential floors)	Rcc work till 1 st podium slab is completed
T4	32 floors (Basement 1+Basement 2+Lower Ground+Upper Ground +Podium 1 +Podium 2+ 26 floors Residential floors)	T4 RCC and civil work is completed. Finishing and repair work in progress. Extended NTA RCC work in progress.
T5	32 floors (Basement 1+Basement 2+Lower Ground+Upper Ground +Podium 1 +Podium 2+ 26 floors Residential floors)	T5 RCC and civil work is completed. Finishing and repair work in progress. Extended NTA RCC work in progress.

Thanking you,

Yours truly,

M/s. Acme Realities Pvt. Ltd. & Two Others C. A.To Owner Majas Wadi Sarvodaya Nagar
C.H.S. Ltd

Authorized Signature



DATA SHEET

Developer

M/S. ACME REALITIES P. LTD.,

CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Construction – Redevelopment Project
2.	Name of the project	“Acme Boulevard”
3.	Clearance letter (s) / OM/ no and date:	File No. : SEAC-2016/C.R.424/TC-1 dtd. 11.05.2017.
4.	Location	C.T.S. No. 160/A1(pt), 162(pt), 163(pt), 170-C(pt), 170, Village – Majas , Sarvodaynagar, Jogeshwari (East), Mumbai.
a.	District (s)	-
b.	State (s)	Maharashtra
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Chief Engineer: Mr. V.S. Kothari Mobile No. 9820025453 Solitaire Corporate Park, Building No. 10, 5th Floor, Har Govindji Road, Andheri (East) Mumbai – 400 093
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Project Engineer: Mr. Dhruv Thakar Mobile No.: 9892030779 Solitaire Corporate Park, Building No. 10, 5th Floor, Har Govindji Road, Andheri (East) Mumbai – 400 093

6.	Salient features	
a.	of the project	Residential Redevelopment project Total Plot Area = 35,173.44 sq.mtrs. As per FSI: 134412.93 sq.m. Non FSI: 125162.76 sq.m. Total Built – Up Area: 259575.69 sq.m. <u>Building configuration</u> 4 nos. of Building; Sale - 1 No. with 6 nos. of wings. 2B +LG+GR.+2P+26 Floors MHADA/Rehab – 3 Nos. Building No. 01 = GR. +2P+ 20 Floors. Building No.02 = Stilt +3P +19th Floors Building No.04 = G + 22nd Floors
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> 5 Nos. of Sewage Treatment Plants with total capacity of 965 m³/day will be provided for treating the wastewater. Recycled wastewater will be used for Flushing, gardening etc. 2. <u>Rain Water Harvesting :</u> Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> Bio degradable waste generated will be treated in OWC & will be used as manure for Landscape. Non-Biodegradable waste will be segregated at the point & will be handover to the local municipal authority or Recycler. The sludge generated from the STP will be used as manure for plantation. 4. Solar energy will be used for streets and landscape lighting.

7.	Break Up Of the project Area	
a.	Submerge area : forest & :non-forest	Non Forest
b.	Others	Total Plot Area = 35,173.44 sq.m. Total Construction Area = 259575.69 sq.m.
8.	Break up of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan.	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 290 Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	Setting up Cost : 569 lakhs O & M Cost for EMP : 91.25 lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs 47,00,000/-

f.	Actual expenditure incurred on the environmental management plans so far	Particulars	Expenses till date (In Rs.)
		STP	1,28,38,371/-
		RWH	8,73,565/-
		OWC	14,00,000/-
		Landscaping	12,96,501/-
10.	Forest land required		
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.	
b.	The status of clearing and felling	RG on Ground =8310.9 Sq.m RG on podium=3041 Sq.m Total=11351.9sqm. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree plantation of about 420 Nos. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.	
c.	The status of compensatory afforestation, if any	---	
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.	
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) , if any with quantitative information	N.A.	
12.	Status of construction		
a.	Date of commencement (Actual and/or planned)	16 th June, 2014	
b.	Date of completion (Actual and/ of planned)	December 2023.	
13.	Reasons for the delay if the project is yet to start	---	

14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	19.01.2026
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	File No.: SEAC-2016/C.R.424/TC-1 dtd. 11.05.2017. SEAC-2011/CR 872/TC.2 dtd. 17.01.2013.

COMPLIANCE REPORT

Developer

M/S. ACME REALITIES P. LTD.,

CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of
village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari
(East),Mumbai 400060.

COMPLIANCE REPORT

TERMS & CONDITIONS

1.	E-waste shall be disposed through authorized vendor as per E-waste (Management & Handling) Rules, 2011.	This is a residential project so there will not be E-Waste generation. There will be generation of domestic hazardous waste it will be handled as per the SWM rules, 2016.
2.	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.	The project is at construction stage. Hence OC at this stage is not applicable.
3.	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.	ESZ Boundary for SGNP is already published. This project site does not fall under the ESZ boundary as notified.
4.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Condition noted.
5.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	The maximum height of building will be accordance with DCR and FSI.
6.	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 to Establish is received from MPCB. Consent No. MPCBHQ/ROHQ/Mumbai/CE/CC/1183 dtd. 14.12.2012. Revalidation of Consent to Establish is received form MPCB. Consent No. Format 1.0/BO/CAC-Cell/UAN No. 0000030826/CE(Re-Valid)/4 th CAC-1909000329 dtd. 13.09.2019.

		Consent to Operate (Part) is received from MPCB. Consent No. Format 1.0/BO/CAC-Cell/UAN No. 0000068903/CO(Part-I)/7th CAC-1908000382 dtd. 14.08.2019. Copy attached.
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Adequate numbers of toilets for Labour, provision of potable water etc. to maintain sanitary and hygienic measures are taken.
8.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labor camps.
9.	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
10.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system is provided which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.

12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated top soil has been reused on site for leveling and 10% of it is used for landscaping.
13.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	• The green area proposed is 11351.9 m². Accordingly same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • There will be tree plantation of about 420 nos. • Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
15.	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 and according to the reports all the parameters are within the prescribed norms.
16.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	• There will be no generation of hazardous waste at site but proper care would be taken following the norms to disposal of the bituminous and other hazardous material at site. • Also silt traps and other measures such as additional on-site will be constructed to control surface Run-off.
17.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.

18.	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.	About 100 KVA capacity DG set is used for backup during construction phase. This is environment friendly make and provided with acoustic enclosures to avoid noise emission.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	The diesel required for the operation phase will be stored as per the provision of petroleum act.
20.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
21.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
22.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete added with fly ash is being used in the construction.
23.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is being used in the construction.

24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
26.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
27.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	STP is provided to treat the waste water based on MBBR technology. 5 Nos. of STP with total capacity of 956 KLD (2 Nos. of 270 KLD, 210 KLD, 140 KLD and 75 KLD). Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
28.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	We are not drawing any water from ground. We are using only Tanker water for construction.
29.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Yes, water will be separated by the use of dual plumbing line.
30.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Adequate measures have taken into consideration to minimize the wastage of water.
31.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Glazing area will be maintained below 40% of the façade area for the buildings.

32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement	• Roof insulation 50 mm expanded polystyrene or equivalent insulation. • Heat reflective double glazed glass provided on external façade for the residential buildings.
33.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision 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.	Condition is noted.
34.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition and agreeable the same.
35.	The Environment department reserves the right to add any stringent condition or to revoke the clearance of conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Yes, we noted the condition and agreeable the same.
36.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for the period of 7 years as per MOEF&CC Notification 29 th April, 2015.	The Ec received File no. SEAC-2016/C.R.424/TC-1 Dtd. 11.05.2017. The validity of this EC will be 7 years from 11.05.2017.
37.	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Yes, we noted the condition and agreeable the same.

38.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
39.	Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vignyan Bhavan, Sec-5, R.K. Puram, New Delhi - 110022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

ENERGY CONSERVATION MEASURES

Developer

M/S. ACME REALITIES P. LTD.,

CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.

ENERGY CONSERVATION MEASURES

Description Percentage of Energy saving
 Total Energy Saving in% 20%
 % of renewable w.r.t to energy consumed 10%
 % of renewable w.r.t to energy saving 50%
 Energy saved per year in kW (lac Units) – 8.741
 Energy saving measures;

Energy saving can be achieved by;

1. Use of Energy efficient lighting system
2. Use of LED/T5
3. Use of energy efficient motors and drives
4. Use of Solar roof top PV panels

Sr. No	Description	Power Saving Calculation (No of Lamps x Type of Lamp wattage x Operational hours x Days x Usage Factor)	Unit consumed without energy conservaton (Lac Unit in KW)	Unit consumed with energy conservaton (Lac Unit inKW)	Energy Saved per year in KW(lac units)	Remarks
1	Car Parking Level Lights:					
	Providing T-5 Lamps instead of T-8 fluorescent lamps.	With T-8 Lamps = 36 watts*1009Nos*10 hrs/day*365 days*0.4/1000 With T-5 Lamps = 28 watts*1009Nos*10 hrs/day*365 days*0.4 /1000	0.5303304	0.4124792	0.1178512	Replacing 36 W T-8 lamps with T-5 28 W CFL / FTL lamps
2	Staircase Lights/Lobby Lighting:					
	Providing T-5 Lamps instead of T-8 fluorescent lamps.	With T-8 Lamps = 36 watts*2353 Nos*10 hrs/day*365 days*0.4/1000. With T-5 Lamps = 28 watts*2353 Nos*10 hrs/day*365 days*0.4 /1000	1.2367368	0.9619064	0.2748304	Replacing 28 W T-5 lamps with 18W CFL lamps
3	Solar Hot water					
	Providing solar hot water for top four floor apartments	With the Use of solar renewable energy we are heating the water, thus no power required	4.2705	0	4.2705	Solar heater

4	Garden Area Lighting Load :					
	Providing LED Lamps instead of T-8 Fluorescent lamps	With T-8 lamps = 36 watts*83 nos*10 hrs/day*365 days*0.4/1000. With LED Lamps = 6 watts*83 nos*10 hrs/day*365 days*0.4/1000	0.0436248	0.0072708	0.036354	Replacing T-8 36W Lamp with 6W LED lamps
5	Providing street lighting on solar	25watts*53nos*12 hrs/day*365 days/1000.	0.058035	0	0.058035	Street Lighting on solar
6	Usage of energy efficient Lifts (VVVF Non gear lifts):					
	Energy Efficiency of VVVF motors 5% more than conventional lifts	conventional lift -20 KW*43nos*9.5hrs/day*365 days. VVVF lift -18.5 KW*43 nos*9.5 hrs/day*365 days	29.8205	27.62869325	2.19180675	Group control of elevators with PM motors and VFDs
7	Ventilation Load x Operational Hours x Days x Usage factor. With energy efficient motors and co sensors (5 hours as peak + 10 min.s Every Hour)	376.3 kw x4.5 hours x 365 days x0.45	2.781327375	0.9889164	1.792410975	Demand based ventilation with Energy saving Motors for basement ventilation
8	PHE Load x Operational Hours x Days x Usage factor	399.66 kw x4 hours x 365 days x0.8	4.6680288	4.6680288	0	Energy efficiency motors for PHE systems
	TOTAL		43.40908318	34.66729485	8.74178833	
	Total Energy Saving in%				20%	
	% of renewable w.r.t to energy consumed				10%	
	% of renewable w.r.t to energy saving				50%	

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

“ACME BOULEVARD”

Residential project in Joint Venture with MHADA

For

October, 2025 – March, 2026

Developer

M/S. ACME REALITIES P. LTD.,

CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

TEST REPORT

Report No. - EAEPL/A/01/26/00049A			Report Date - 27.01.2026
Name of Customer	M/s ACME REALTIES PVT. LTD.		Reference – Work Order dated: 13.11.2025
Site Address	“ACME BOULEVARD” Plot bearing 160A/1(pt.), 162(pt.) of Village Majas Part 1, 163(pt.), 165(pt.) of Village Majas Part 2, 170(pt.) & 170(C) of Village Majas Part III Sarvodaya Nagar Mhada Layout, Sarvodaya Nagar, Jogeshwari (East)		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/01/26/00049A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	19.01.2026	Date of Receipt	20.01.2026
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	20.01.2026 to 22.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
29°C		58%		8 Hours
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	µg/m³	87.12	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	µg/m³	47.1	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	µg/m³	10.86	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	µg/m³	13.49	80	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits for the above tested parameters only.

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

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

TEST REPORT

Report No. - EAEPL/N/01/26/00049B			Report Date - 27.01.2026
Name of Customer	M/s ACME REALTIES PVT. LTD.		
Site Address	"ACME BOULEVARD" Plot bearing 160A/1(pt.), 162(pt.) of Village Majas Part 1, 163(pt.), 165(pt.) of Village Majas Part 2, 170(pt.) & 170(C) of Village Majas Part III Sarvodaya Nagar Mhada Layout, Sarvodaya Nagar, Jogeshwari (East)		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/01/26/00049B	Sample quantity and packing	Not Applicable
Date of Sampling	19.01.2026	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.3	44.3	55	45
Near Site Office of Site	dB(A) Leq.	53.7	43.5	55	45
Near Centre Side of Site	dB(A) Leq.	53.4	42.4	55	45
Near Back Side of Site	dB(A) Leq.	51.5	43.6	55	45

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

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

Reviewed by

Approved by



(QM/DM)
(Shweta Sonawane)



Authorized Signatory
(Shilpa Dhamankar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

TEST REPORT

Report No. - EAEPL/W/01/26/00049C			Report Date – 27.01.2026
Name of Customer	M/s ACME REALTIES PVT. LTD.		
Site Address	“ACME BOULEVARD” Plot bearing 160A/1(pt.), 162(pt.) of Village Majas Part 1, 163(pt.), 165(pt.) of Village Majas Part 2, 170(pt.) & 170(C) of Village Majas Part III Sarvodaya Nagar Mhada Layout, Sarvodaya Nagar, Jogeshwari (East)		Reference – Work Order dated: 13.11.2025
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/01/26/00049C ((Near Back Site office))	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	20.01.2026	Date of Receipt	20.01.2026
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	20.01.2026 to 27.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical
Group: Water

Parameters	Unit	Results	Method
pH	-	7.08	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	240.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	78.00	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	46.82	IS 3025 (Part 32) 2025
Total Hardness	mg/L	123.46	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	23.25	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	6.23	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	< LOQ (0.20)	APHA 4500-NO3 B (24 th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24 th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: ND – Not Detected / LOQ – Limit of Quantification.

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

Reviewed by

Approved by

(QM/DM)
(Shweta Sonawane)

Authorized Signatory
(Shilpa Dhamankar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

TEST REPORT

Report No. - EAEPL/W/01/26/00049C			Report Date – 27.01.2026
Name of Customer	M/s ACME REALTIES PVT. LTD.		Reference – Work Order dated: 13.11.2025
Site Address	“ACME BOULEVARD” Plot bearing 160A/1(pt.), 162(pt.) of Village Majas Part 1, 163(pt.), 165(pt.) of Village Majas Part 2, 170(pt.) & 170(C) of Village Majas Part III Sarvodaya Nagar Mhada Layout, Sarvodaya Nagar, Jogeshwari (East)		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	
Sampling locations and Sample Code	EAEPL/W/01/26/00049C ((Near Back Site office))	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	20.01.2026	Date of Receipt	20.01.2026
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	20.01.2026 to 22.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Biological
Group: Water

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

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,
Authorized Signatory
(Shweta Sonawane)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

TEST REPORT

Report No. - EAEPL/S/01/26/00049D			Report Date – 27.01.2026
Name of Customer	M/s ACME REALTIES PVT. LTD.		
Site Address	“ACME BOULEVARD” Plot bearing 160A/1(pt.), 162(pt.) of Village Majas Part 1, 163(pt.), 165(pt.) of Village Majas Part 2, 170(pt.) & 170(C) of Village Majas Part III Sarvodaya Nagar Mhada Layout, Sarvodaya Nagar, Jogeshwari (East)		Reference – Work Order dated: 13.11.2025
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/01/26/00049D (Near Centre Side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	20.01.2026	Date of Receipt	20.01.2026
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	20.01.2026 to 27.01.2026		
Report for the month	JANUARY, 2026		

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.88	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	951.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	19.85	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	34.10	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.55	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	98.47	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	601.52	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2299.18	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	198.45	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	28.66	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.63	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1211.84	EPA 3050B
Potassium (K)	mg/kg	1042.39	EPA 3050B
Copper (Cu)	mg/kg	405.23	EPA 3050B
Iron (Fe)	mg/kg	57203.31	EPA 3050B
Lead (Pb)	mg/kg	12.31	EPA 3050B
Zinc (Zn)	mg/kg	101.84	EPA 3050B

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

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/C.R.424/TC-1 Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: June 21, 2017

To,
Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project
at CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.

Subject: Environment Clearance for Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project by M/s. Acme Realities Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its SEIAA Meeting No. 110th meetings.

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

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

1.Name of Project	Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project
2.Type of institution	Private
3.Name of Project Proponent	M/s. Acme Realities Pvt. Ltd.
4.Name of Consultant	Project Proponent : M/s . Acme Realities Pvt. Ltd ; Architect : M/s. HM Jhaveri and Sons; Traffic Consultant :M/s Transportation and Traffic Engineering ;DMP Consultant:M/s. Bonde technical services.;Environmental Consultant: M/s Enviro Analysts and Engineers Pvt. Ltd.
5.Type of project	Redevelopment Project, (Under DCR 33/(5) of MCGM.)
6.New project/expansion in existing project/modernization/diversification in existing project	Not applicable
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.
9.Taluka	Jogeshwari
10.Village	Majas
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	Sale IOD: CHE/WS/0284/K/337 dtd 20th April 2016 ; MHADA/REHAB IOD: CHE/WS/0282/K/337 dtd 29th March 2016 IOD/IOA/Concession/Plan Approval Number: Sale IOD: CHE/WS/0284/K/337 dtd 20th April 2016; MHADA/REHAB IOD: CHE/WS/0282/K/337 dtd 29th March 2016 Approved Built-up Area: 259575.69
13.Note on the initiated work (If applicable)	The construction work done so far is 3,739.44 Sq.mt. for Rehab component and excavation work for sale wing as per previous EC vide no. SEAC 2011/CR-72/TC-2 on 17th January 2013.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NOC from MHADA: 28th March 2014
15.Total Plot Area (sq. m.)	35173.44 sqm
16.Deductions	2198.33 sqm
17.Net Plot area	32975.11 sqm
18.Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 134412.93 Sq.m. (Sale - 86,923.02 Sq.m. Rehab / MHADA - Residential -45,277.81 Commercial -2,212.1) Non FSI area (sq. m.): 125162.76 Total BUA area (sq. m.): 259575.69

SEIAA Meeting No: SEIAA Meeting No. 110 Meeting Date: May 2,
2017 (SEIAA-STATEMENT-0000000285)
SEIAA-MINUTES-0000000187
SEIAA-EC-0000000132

Page 1 of 11

Shri Satish M. Gavai (Member
Secretary SEIAA)

19.Total ground coverage (m2)	17829
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	53.78 %
21.Estimated cost of the project	5600000000



Government of Maharashtra

Shri Satish.M.Gavai (Member
Secretary SEIAA)

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

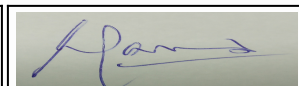
Dry season:	Source of water	MCGM / Recycled water
	Fresh water (CMD):	703
	Recycled water - Flushing (CMD):	355.6
	Recycled water - Gardening (CMD):	58
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	1116.3
	Fire fighting - Underground water tank(CMD):	AS PER CFO NOC
	Fire fighting - Overhead water tank(CMD):	AS PER CFO NOC
	Excess treated water	462.175
Wet season:	Source of water	MCGM / Recycled water/ RWH
	Fresh water (CMD):	522.3(MCGM) + 181(RWH)
	Recycled water - Flushing (CMD):	355.6
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	935.3
	Fire fighting - Underground water tank(CMD):	AS PER CFO NOC
	Fire fighting - Overhead water tank(CMD):	AS PER CFO NOC
	Excess treated water	519.575
Details of Swimming pool (If any)	NA	

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		1.00 m to 7.60 m						
	Size and no of RWH tank(s) and Quantity:		Nos of RWH : 6 no's for Sale & 3 Nos. for Rehab.; Capacity For Sale: 72 cum/Day ; For Rehab: 109 cum/Day						
	Location of the RWH tank(s):		Upper ground floor						
	Quantity of recharge pits:		NA						
	Size of recharge pits :		NA						
	Budgetary allocation (Capital cost) :		30.00 lakhs						
	Budgetary allocation (O & M cost) :		3.00 lakhs/yr.						
	Details of UGT tanks if any :		Sale: Location(s) of the UGT tank(s)- Lower ground floor Rehab: Location(s) of the UGT tank(s)- Upper Ground Floor Plan						
26.Storm water drainage	Natural water drainage pattern:		Natural slope Towards North - west						
	Quantity of storm water:		1.247 m3/sec.						
	Size of SWD:		Storm water drain channel of 450 mm 600 mm and 300 mm width (total 7 outfalls connected to municipal drains)						
27.Sewage and Waste water	Sewage generation in KLD:		965						
	STP technology:		MBBR						
	Capacity of STP (CMD):		965 cum. (5 nos. 2 x 270 KLD, 210 KLD, 140 KLD and 75 KLD)						
	Location & area of the STP:		TOTAL STP AREA OF SALE & REHAB IS 1220 SQM . STP Located on Lower Ground Floor plan for Sale Building. STP Located on Ground Floor Plan for MHADA/Rehab Building No1 and 4						
	Budgetary allocation (Capital cost):		120.00 lakhs						
	Budgetary allocation (O & M cost):		15.00 lakhs/yr						

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Quantity of the top soil to be preserved:- Excavation Quantity: The Excavation Quantity of 49,000 cum has been already transported as per the debris management plan, it is estimated that 27,000 cum quantity has to be excavated yet. 10 % for top soil preservation. 20 % will be used for backfilling.
	Disposal of the construction waste debris:	1800 Cum Bricks Shall be sold to authorized Recycler ; 40Cum of Asbestos Disposal as per CHWTSDF norms. ; 100Cum of Scrap metal Disposal as per CHWTSDF norms
Waste generation in the operation Phase:	Dry waste:	1578
	Wet waste:	2367
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	70
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Collected by recyclers
	Wet waste:	Utilized as manure through Organic Waste composting machine.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	70
	Others if any:	NA
Area requirement:	Location(s):	For Sale : On Upper Ground Floor plan ; For Rehab/MHADA Building No. 1: Ground Level ; For Rehab/MHADA Building No. 4 : 2nd Podium Level ;
	Area for the storage of waste & other material:	Sale : AREA REQUIRED FOR STORAGE is 84.9sq.m. ; MHADA/Rehab : AREA REQUIRED FOR STORAGE is 58.3sqm
	Area for machinery:	Area requirement For OWC Machine only for Sale Building: For OWC 500 : 2.78 sqm; Area requirement for MHADA/Rehab Building for OWC machine only : For OWC 300 : 2.77 Sq.mt..
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	40.00 Lakhs
	O & M cost:	6.00 Lakhs/yr.

Government of Maharashtra



**Shri Satish.M.Gavai (Member
Secretary SEIAA)**

29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



Government of Maharashtra

Shri Satish.M.Gavai (Member
Secretary SEIAA)

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

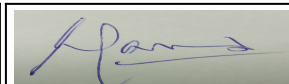
31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
Source of Fuel		Not applicable		
Mode of Transportation of fuel to site		Not applicable		

33.Energy		
Power requirement:	Source of power supply :	Reliance Energy
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	80 kVA
	During Operation phase (Connected load):	Sale : 17,114.88 KW ; MHADA / Rehab Buildings : 15,113.75KW
	During Operation phase (Demand load):	Sale : 7,339.59 KW ; MHADA / Rehab Buildings : 5,344.17 KW
	Transformer:	02nos. 33/11KV Power Transformers (20MVA each)
	DG set as Power back-up during operation phase:	Sale : 2 x 750 KVA ; MHADA / Rehab Buildings : 1 x 400 KVA for blg.no.1, 1 x 750 KVA for building no.4, 1 x 500 KVA for Building no.2
	Fuel used:	High Speed Diesel
Details of high tension line passing through the plot if any:	NA	

34.Energy saving by non-conventional method:	
Description Percentage of Energy saving Total Energy Saving in% 20% % of renewable w.r.t to energy consumed 10% % of renewable w.r.t to energy saving 50% Energy saved per year in kW (lac Units) - 8.741 Energy saving measures; Energy saving can be achieved by; 1. Use of Energy efficient lighting system 2. Use of LED/T5 3. Use of energy efficient motors and drives 4. Use of Solar roof top PV panels	

36.Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %
1	As mentioned above	As mentioned above



37.Details of pollution control Systems							
Source	Existing pollution control system		Proposed to be installed				
Not applicable	Not applicable		Not applicable				
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	152 lakhs					
	O & M cost:	7 lakhs/yr.					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area	15				
2	Noise Environment	Noise Baricades and Green Belt Developments	12				
3	Water Environment	Modular STP , Drainage with sedimentation tanks	6				
4	Good Health Practices	Site Sanitation & Health Care	10				
5	Environment Monitoring	Air,water,noise soil monitoring during construction phase	5				
6	TOTAL	Total	48				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	Solid Waste Management	OWC	40	6			
2	Water Environment	STP	120.0	15			
3	Energy	Energy	152	7			
4	Water Environment	RWH system	30	3			
5	Landscaping	Landscaping	35	5.25			
6	DMP	DMP	192.1	55.25			
7	Total	Total	569	91.25			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

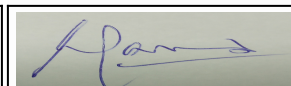
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(b) B1
	Court cases pending if any	NA
	Other Relevant Informations	This is to inform you that the project "ACME BOULEVARD" - Proposed Redevelopment Project by M/s. Acme Realities Pvt. Ltd. was earlier presented in the 50th meeting of SEAC II as Item No. 06., and after deliberation, was appraised and recommended to SEIAA.
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its SEIAA Meeting No. 110th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

General Conditions:

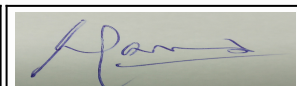
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC & SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.



Shri Satish.M.Gavai (Member Secretary SEIAA)

XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per

Government of Maharashtra



4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

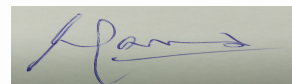
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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

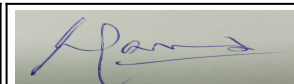


Shri Satish.M.Gavai (Member Secretary SEIAA)

Copy to:

1. SHRI ANAND. B. KULKARNI, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI JOHNY JOSEPH, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

Government of
Maharashtra



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent Order No. Format 1.0/BO/CAC-Cell/UAN No. 0000030826/CE(Re-valid)/4th CAC- 1909000329
Date- 13/09/2019

To,

M/s Acme Realities Pvt. Ltd.,
CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170,
Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060.

Subject: Grant of re-validation of Consent to Establish for expansion of Residential Redevelopment (MHADA) Project "ACME Boulevard" in Red Category.

Ref.: 1. Environment Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017.

2. Consent to Establish No. MPCBHQ/ROHQ/Mumbai/EIC No. MU-4128-12/CE/CC-1183 dtd. 14/12/2012.

3. Minutes of Consent Appraisal Committee meeting held on 12/06/2019.

Your application UAN No. 0000030826 Dated 25/07/2017

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

1. The Consent to Establish is granted for period up to commissioning of the project or up to 14.12.2022 whichever is earlier
2. The capital investment of the project is Rs. 560 Crs as per undertaking submitted by the project proponent.
3. The Consent to Establish for expansion of Residential Redevelopment (MHADA) Project "ACME Boulevard" of M/s Acme Realities Pvt. Ltd. at plot bearing CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170, Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060 on total plot area 35,173.44 sq. mtrs. for remaining construction BUA 2,34,873.8 sq. mtrs. out of total construction BUA 2,59,575.69 sq. mtrs. including utilities and services of project as per Environmental Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017 and construction permission issued by the Local Body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	965	As per Schedule -I	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/ or connected to local body sewer line.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	D.G. Sets (400, 500 & 3x750 KVA)	5	As per Schedule -II

6. Conditions under Solid Waste Management Rule, 2016:

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

1	Biodegradable	2,367 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	1,578 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	70 Kg/D	---	Used as manure for gardening

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

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening and connected to local body sewer line.
12. Project Proponent shall install organic waste digester along with composting facility/bio-digester (biogas) with composting facility for the treatment of wet garbage.
13. **Project Proponent shall not carry out demolition and construction without obtaining NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.**
14. Project Proponent shall submit Bank Guarantee of Rs. 25 Lakhs towards compliance of Environmental Clearance (EC) and Consent to Establish conditions.
15. Consent shall be issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 11,20,000/-	5448247	06/02/2019	HDFC Bank

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-II), M.P.C. Board.
- They are directed to ensure compliance of the Consent conditions.
- Regional Officer (Mumbai) is directed to forfeit existing Bank Guarantee of Rs. 10 Lakh for carrying out construction activities without obtaining re-validation of Consent to Establish.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide 5 nos. of STPs of total designed capacity 965 CMD (2x270 CMD + 210 CMD + 140 CMD + 75 CMD) with MBBR Technology for the treatment of 965 CMD sewage.

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

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

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be applied on land for gardening and/ or connected to local body sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act. The applicant shall consume water for various purposes as follows:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2	Domestic purpose	1,509.0
3	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5	For gardening	58.00

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and erected following stack(s) and observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
1	D.G. Set (400 KVA)	Acoustic Enclosure	4.0	HSD	100 Kg/Hr	1	48
2	D.G. Set (500 KVA)	Acoustic Enclosure	4.5	HSD	125 Kg/Hr	1	60
3	D.G. Sets (3 x 750 KVA)	Acoustic Enclosure	5.5 (each)	HSD	562.5 Kg/Hr	1	270

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

Total Particulate matter	Not to exceed	150 mg/Nm ³
--------------------------	---------------	------------------------

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

Schedule-III**Details of Bank Guarantee**

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to E (Re-valid)	Rs. 25 Lakh	Within 15 days	Towards compliance of EC and Consent to Establish conditions	14/12/2022	Up to 30/04/2023

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.

History of Bank Guarantee forfeiture

Sr. No.	C to E/O/R	Amt. of BG Forfeited	Out of BG of Amount	Reason of BG forfeiture
1	C to E (Re-valid)	Rs. 10 Lakh	Existing	For carrying out construction without obtaining re-validation of Consent to Establish

Schedule-IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent Order No. Format 1.0/BO/CAC-Cell/UAN No. 0000068903/CO(Part-I)/7thCAC-1908000382
Date-14/08/2019

To,
M/s Acme Realities Pvt. Ltd.,
CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170,
Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060.

Subject: Grant of Consent to 1st Operate (Part-I) for Rehab Building Wing Nos. R1, R2 & R3 of Residential Redevelopment (MHADA) Project "ACME Boulevard" in Red Category.

- Ref.:** 1. Environment Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017.
2. Consent to Establish No. MPCBHQ/ROHQ/Mumbai/EIC No. MU-4128-12/CE/CC-1183 dtd. 14/12/2012 and Re-validation of Consent to Establish application UAN No. 0000030826 approved in CAC meeting held on 12/06/2019.
3. Minutes of Consent Appraisal Committee meeting held on 18/07/2019.

Your application UAN No. 0000068903 Dated 12/03/2019

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

1. The Consent to Operate (Part-I) is granted for period up to 31/07/2020.
2. The capital investment of the project is Rs. 97.96 Crs as per C.A. Certificate submitted by the project proponent.
3. The Consent to 1st Operate (Part-I) for Rehab Building Wing Nos. R1, R2 & R3 of Residential Redevelopment (MHADA) Project "ACME Boulevard" of M/s Acme Realities Pvt. Ltd. at plot bearing CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170, Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060 on total plot area 35,173.44 sq. mtrs. for construction BUA24,701.89 sq. mtrs. out of total construction BUA 2,59,575.69 sq. mtrs. including utilities and services of project as per Environmental Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017 and construction permission issued by the Local Body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	95	As per Schedule -I	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/or connected to local body sewer line.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
		N.A.	

6. Conditions under Solid Waste Management Rule, 2016:

No.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	235 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	169 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	10 Kg/D	---	Used as manure for gardening

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

Sr.No.	Type Of Waste	Category	Quantity	UOM	Treatment	Disposal
N.A.						

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall submit undertaking in Board's prescribed format within 15 days towards compliance of conditions of Environmental Clearance (EC) and Consent to Operate conditions.
11. Project Proponent shall submit the undertaking within 15 days in the prescribed format towards the part of the built up area/ building for which application for 1st Consent to Operate (Part-I) is made and that the same is included in the Environmental Clearance accorded.
12. Project Proponent shall operate STP so as to achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit.
13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening and/ or connected to local body sewer line.
14. Project Proponent shall operate organic waste digester along with composting facility and compost obtained shall be used as manure in their own garden/ plantation.
15. Project Proponent shall submit Bank Guarantee of Rs. 5 Lakh towards O&M of pollution control system and compliance of Consent to Operate condition.
16. Project Proponent will be responsible for proper operation & maintenance of pollution control systems for initial period of five years after Society formation and afterwards handover the facility to the Society for its further operation in good and working conditions.
17. Project Proponent shall comply/ follow the directions issued by the Board from time to time with regards to reduction of employee commute, trips of employees of tenant organization/ companies and reduction of vehicular pollution.

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

**(E. Ravendhiran, IAS)
Member/Secretary**

Received Consent fee of –

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 1,25,000/-	5447727	13/03/2019	HDFC Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided STP of designed capacity 140 CMD with MBBR Technology for the treatment of 95 CMD sewage.

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

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

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be applied on land for gardening and/ or connected to local body sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act. The applicant shall consume water for various purposes as follows:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	118.0
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	For gardening	0.00

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and erected following stack(s) and observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
N.A.							

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

Total Particulate matter	Not to exceed	150 mg/Nm ³
--------------------------	---------------	------------------------

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

Schedule-III

Details of Bank Guarantee

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to O (Part-I)	Rs. 5 Lakh	Within 15 days	Towards operate and maintain the pollution control system and compliance of Consent to Operate conditions	31/07/2020	Up to 30/11/2020

The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.



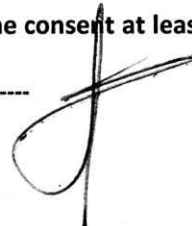
Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.**

-----0000-----



PUBLIC NOTICE

All the concerned persons including bonafied residents, environmental groups and others are hereby informed that the Department of Environment, Government of Maharashtra has accorded Environmental Clearance to **M/s. Acme Realities Pvt. Ltd.**, having CTS no.160A/1 (PT) & 162 (PT) of village Majas part-1, 163 (PT), 165 (PT), 170 (PT) & 170(c) of village Majas part-3 at Sarvodaya Nagar Mhada layout, Sarvodaya Nagar, Jogeshwari (East), Mumbai 400060, Maharashtra for their project "**Acme Boulevard**" a Mhada Re-development Project, located at plot bearing CTS no.160A/1 (PT) & 162 (PT) of village Majas part-1, 163 (PT), 165 (PT), 170 (PT) & 170(c) of village Majas part-3 at Sarvodaya Nagar Mhada layout, Sarvodaya Nagar, Jogeshwari (East), Mumbai 400060, Maharashtra under letter no. **SEAC-2016/C.R.424/TC-1** dated 21st June, 2017.

नवशक्ति

मुंबई, शुक्रवार, ३० जून २०१७

जाहीर सूचना

लाभार्थी निवासी, पर्यावरण संस्था आणि इतर सर्व संबंधित व्यक्ती यांना याद्वारे सूचना देण्यात येत आहे की पर्यावरण विभाग, महाराष्ट्र सरकार ह्यांनी एकमताने पत्र क्रमांक SEAC-2016/C.R.424/TC-1 दिनांक 21 जून 2017 नुसार मे. अॅक्मे रिअल्टीज प्रा.लि., ज्यांचा सीटीएस नं. मजास गाव भाग-1 चा 160 ए/1(पीटी) आणि 162 (पीटी), 163 (पीटी), 165 (पीटी), 170 (पीटी) आणि मजास गाव भाग-3 चा 170 (सी) आहे जो सर्वोदय नगर म्हाडा लेआउट, सर्वोदय नगर, जोगेश्वरी (पूर्व), मुंबई 400060, महाराष्ट्र येथे असून त्यांचा प्रकल्प 'अॅक्मे बोलेवर्ड', म्हाडा री-डेवलपमेंट प्रकल्प, भूखंड क्रमांक मजास गाव भाग-1 चा सीटीएस क्रमांक 160 ए/1(पीटी) आणि 162 (पीटी), 163 (पीटी), 165 (पीटी), 170 (पीटी) आणि मजास गाव भाग-3 चा 170 (सी) आहे, जो सर्वोदय नगर म्हाडा लेआउट, सर्वोदय नगर, जोगेश्वरी (पूर्व), मुंबई 400060, महाराष्ट्र येथे आहे, त्यांच्याकडे पर्यावरण मंजूरी दिली आहे.







STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2016/C.R.424/TC-1 Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: June 21, 2017

To,
Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project
at CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.

Subject: Environment Clearance for Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project by M/s. Acme Realities Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its SEIAA Meeting No. 110th meetings.

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

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

1.Name of Project	Expansion of "ACME BOULEVARD" - Proposed Redevelopment Project
2.Type of institution	Private
3.Name of Project Proponent	M/s. Acme Realities Pvt. Ltd.
4.Name of Consultant	Project Proponent : M/s . Acme Realities Pvt. Ltd ; Architect : M/s. HM Jhaveri and Sons; Traffic Consultant :M/s Transportation and Traffic Engineering ;DMP Consultant:M/s. Bonde technical services.;Environmental Consultant: M/s Enviro Analysts and Engineers Pvt. Ltd.
5.Type of project	Redevelopment Project, (Under DCR 33/(5) of MCGM.)
6.New project/expansion in existing project/modernization/diversification in existing project	Not applicable
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	CTS no.160A/1 (PT) & 162(PT) of village Majas part-1,163 (pt),165 (pt),170 (pt), & 170(c) of village Majas part -3 at Sarvodaya Nagar Mhada layout, sarvodaya Nagar ,Jogeshwari (East),Mumbai 400060.
9.Taluka	Jogeshwari
10.Village	Majas
11.Area of the project	Municipal Corporation of Greater Mumbai (MCGM)
12.IOD/IOA/Concession/Plan Approval Number	Sale IOD: CHE/WS/0284/K/337 dtd 20th April 2016 ; MHADA/REHAB IOD: CHE/WS/0282/K/337 dtd 29th March 2016 IOD/IOA/Concession/Plan Approval Number: Sale IOD: CHE/WS/0284/K/337 dtd 20th April 2016; MHADA/REHAB IOD: CHE/WS/0282/K/337 dtd 29th March 2016 Approved Built-up Area: 259575.69
13.Note on the initiated work (If applicable)	The construction work done so far is 3,739.44 Sq.mt. for Rehab component and excavation work for sale wing as per previous EC vide no. SEAC 2011/CR-72/TC-2 on 17th January 2013.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NOC from MHADA: 28th March 2014
15.Total Plot Area (sq. m.)	35173.44 sqm
16.Deductions	2198.33 sqm
17.Net Plot area	32975.11 sqm
18.Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 134412.93 Sq.m. (Sale - 86,923.02 Sq.m. Rehab / MHADA - Residential -45,277.81 Commercial -2,212.1) Non FSI area (sq. m.): 125162.76 Total BUA area (sq. m.): 259575.69

SEIAA Meeting No: SEIAA Meeting No. 110 Meeting Date: May 2,
2017 (SEIAA-STATEMENT-0000000285)
SEIAA-MINUTES-0000000187
SEIAA-EC-0000000132

Page 1 of 11

Shri Satish M. Gavai (Member
Secretary SEIAA)

19.Total ground coverage (m2)	17829
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	53.78 %
21.Estimated cost of the project	5600000000



Government of Maharashtra

Shri Satish.M.Gavai (Member
Secretary SEIAA)

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	MCGM / Recycled water
	Fresh water (CMD):	703
	Recycled water - Flushing (CMD):	355.6
	Recycled water - Gardening (CMD):	58
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	1116.3
	Fire fighting - Underground water tank(CMD):	AS PER CFO NOC
	Fire fighting - Overhead water tank(CMD):	AS PER CFO NOC
	Excess treated water	462.175
Wet season:	Source of water	MCGM / Recycled water/ RWH
	Fresh water (CMD):	522.3(MCGM) + 181(RWH)
	Recycled water - Flushing (CMD):	355.6
	Recycled water - Gardening (CMD):	NA
	Swimming pool make up (Cum):	NA
	Total Water Requirement (CMD) :	935.3
	Fire fighting - Underground water tank(CMD):	AS PER CFO NOC
	Fire fighting - Overhead water tank(CMD):	AS PER CFO NOC
	Excess treated water	519.575
Details of Swimming pool (If any)	NA	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	1.00 m to 7.60 m
	Size and no of RWH tank(s) and Quantity:	Nos of RWH : 6 no's for Sale & 3 Nos. for Rehab.; Capacity For Sale: 72 cum/Day ; For Rehab: 109 cum/Day
	Location of the RWH tank(s):	Upper ground floor
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	30.00 lakhs
	Budgetary allocation (O & M cost) :	3.00 lakhs/yr.
	Details of UGT tanks if any :	Sale: Location(s) of the UGT tank(s)- Lower ground floor Rehab: Location(s) of the UGT tank(s)- Upper Ground Floor Plan

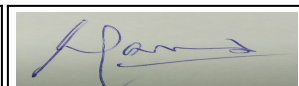
26.Storm water drainage	Natural water drainage pattern:	Natural slope Towards North - west
	Quantity of storm water:	1.247 m3/sec.
	Size of SWD:	Storm water drain channel of 450 mm 600 mm and 300 mm width (total 7 outfalls connected to municipal drains)

27.Sewage and Waste water	Sewage generation in KLD:	965
	STP technology:	MBBR
	Capacity of STP (CMD):	965 cum. (5 nos. 2 x 270 KLD, 210 KLD, 140 KLD and 75 KLD)
	Location & area of the STP:	TOTAL STP AREA OF SALE & REHAB IS 1220 SQM . STP Located on Lower Ground Floor plan for Sale Building. STP Located on Ground Floor Plan for MHADA/Rehab Building No1 and 4
	Budgetary allocation (Capital cost):	120.00 lakhs
	Budgetary allocation (O & M cost):	15.00 lakhs/yr

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Quantity of the top soil to be preserved:- Excavation Quantity: The Excavation Quantity of 49,000 cum has been already transported as per the debris management plan, it is estimated that 27,000 cum quantity has to be excavated yet. 10 % for top soil preservation. 20 % will be used for backfilling.
	Disposal of the construction waste debris:	1800 Cum Bricks Shall be sold to authorized Recycler ; 40Cum of Asbestos Disposal as per CHWTSDF norms. ; 100Cum of Scrap metal Disposal as per CHWTSDF norms
Waste generation in the operation Phase:	Dry waste:	1578
	Wet waste:	2367
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	70
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Collected by recyclers
	Wet waste:	Utilized as manure through Organic Waste composting machine.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	70
	Others if any:	NA
Area requirement:	Location(s):	For Sale : On Upper Ground Floor plan ; For Rehab/MHADA Building No. 1: Ground Level ; For Rehab/MHADA Building No. 4 : 2nd Podium Level ;
	Area for the storage of waste & other material:	Sale : AREA REQUIRED FOR STORAGE is 84.9sq.m. ; MHADA/Rehab : AREA REQUIRED FOR STORAGE is 58.3sqm
	Area for machinery:	Area requirement For OWC Machine only for Sale Building: For OWC 500 : 2.78 sqm; Area requirement for MHADA/Rehab Building for OWC machine only : For OWC 300 : 2.77 Sq.mt..
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	40.00 Lakhs
	O & M cost:	6.00 Lakhs/yr.

Government of Maharashtra



**Shri Satish.M.Gavai (Member
Secretary SEIAA)**

29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



Government of Maharashtra

Shri Satish.M.Gavai (Member
Secretary SEIAA)

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

Source of Fuel Not applicable

Mode of Transportation of fuel to site Not applicable

33.Energy		
Power requirement:	Source of power supply :	Reliance Energy
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	80 kVA
	During Operation phase (Connected load):	Sale : 17,114.88 KW ; MHADA / Rehab Buildings : 15,113.75KW
	During Operation phase (Demand load):	Sale : 7,339.59 KW ; MHADA / Rehab Buildings : 5,344.17 KW
	Transformer:	02nos. 33/11KV Power Transformers (20MVA each)
	DG set as Power back-up during operation phase:	Sale : 2 x 750 KVA ; MHADA / Rehab Buildings : 1 x 400 KVA for blg.no.1, 1 x 750 KVA for building no.4, 1 x 500 KVA for Building no.2
	Fuel used:	High Speed Diesel
Details of high tension line passing through the plot if any:	NA	

34.Energy saving by non-conventional method:	
Description Percentage of Energy saving Total Energy Saving in% 20% % of renewable w.r.t to energy consumed 10% % of renewable w.r.t to energy saving 50% Energy saved per year in kW (lac Units) - 8.741 Energy saving measures; Energy saving can be achieved by; 1. Use of Energy efficient lighting system 2. Use of LED/T5 3. Use of energy efficient motors and drives 4. Use of Solar roof top PV panels	

36.Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %
1	As mentioned above	As mentioned above

37.Details of pollution control Systems							
Source	Existing pollution control system		Proposed to be installed				
Not applicable	Not applicable		Not applicable				
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	152 lakhs					
	O & M cost:	7 lakhs/yr.					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area	15				
2	Noise Environment	Noise Baricades and Green Belt Developments	12				
3	Water Environment	Modular STP , Drainage with sedimentation tanks	6				
4	Good Health Practices	Site Sanitation & Health Care	10				
5	Environment Monitoring	Air,water,noise soil monitoring during construction phase	5				
6	TOTAL	Total	48				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	Solid Waste Management	OWC	40	6			
2	Water Environment	STP	120.0	15			
3	Energy	Energy	152	7			
4	Water Environment	RWH system	30	3			
5	Landscaping	Landscaping	35	5.25			
6	DMP	DMP	192.1	55.25			
7	Total	Total	569	91.25			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

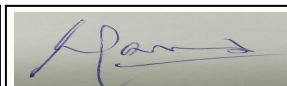
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(b) B1
	Court cases pending if any	NA
	Other Relevant Informations	This is to inform you that the project "ACME BOULEVARD" - Proposed Redevelopment Project by M/s. Acme Realities Pvt. Ltd. was earlier presented in the 50th meeting of SEAC II as Item No. 06., and after deliberation, was appraised and recommended to SEIAA.
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its SEIAA Meeting No. 110th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

General Conditions:

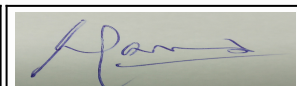
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.



Shri Satish.M.Gavai (Member Secretary SEIAA)

XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per

Government of Maharashtra



4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

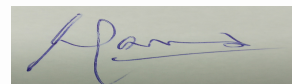
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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

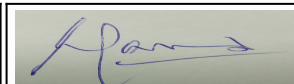


Shri Satish.M.Gavai (Member Secretary SEIAA)

Copy to:

1. SHRI ANAND. B. KULKARNI, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI JOHNY JOSEPH, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

Government of
Maharashtra



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Consent Order No. Format 1.0/BO/CAC-Cell/UAN No. 0000030826/CE(Re-valid)/4th CAC- 1909000329
Date- 13/09/2019

To,

M/s Acme Realities Pvt. Ltd.,
CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170,
Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060.

Subject: Grant of re-validation of Consent to Establish for expansion of Residential Redevelopment (MHADA) Project "ACME Boulevard" in Red Category.

Ref.: 1. Environment Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017.

2. Consent to Establish No. MPCBHQ/ROHQ/Mumbai/EIC No. MU-4128-12/CE/CC-1183 dtd. 14/12/2012.

3. Minutes of Consent Appraisal Committee meeting held on 12/06/2019.

Your application UAN No. 0000030826 Dated 25/07/2017

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

1. The Consent to Establish is granted for period up to commissioning of the project or up to 14.12.2022 whichever is earlier
2. The capital investment of the project is Rs. 560 Crs as per undertaking submitted by the project proponent.
3. The Consent to Establish for expansion of Residential Redevelopment (MHADA) Project "ACME Boulevard" of M/s Acme Realities Pvt. Ltd. at plot bearing CTS. Nos.160/A1(pt), 162(pt), 163(pt), 170C(pt), 170, Village Majas, Sarvodaynagar, Jogeshwari, Mumbai - 400 060 on total plot area 35,173.44 sq. mtrs. for remaining construction BUA 2,34,873.8 sq. mtrs. out of total construction BUA 2,59,575.69 sq. mtrs. including utilities and services of project as per Environmental Clearance No. SEIAA-EC-0000000187 dtd. 21/06/2017 and construction permission issued by the Local Body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	965	As per Schedule -I	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/ or connected to local body sewer line.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	D.G. Sets (400, 500 & 3x750 KVA)	5	As per Schedule -II

6. Conditions under Solid Waste Management Rule, 2016:

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

1	Biodegradable	2,367 Kg/D	OWC followed by composting	Used as a manure for gardening
2	Non-Biodegradable	1,578 Kg/D	---	Segregate and Hand over to Local Body/ Sale to Scrap Merchant
3	STP Sludge	70 Kg/D	---	Used as manure for gardening

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

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be utilized on land for gardening and connected to local body sewer line.
12. Project Proponent shall install organic waste digester along with composting facility/bio-digester (biogas) with composting facility for the treatment of wet garbage.
13. **Project Proponent shall not carry out demolition and construction without obtaining NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.**
14. Project Proponent shall submit Bank Guarantee of Rs. 25 Lakhs towards compliance of Environmental Clearance (EC) and Consent to Establish conditions.
15. Consent shall be issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount	DR/ DD/ RTGS/ NEFT/ TRXN No.	Date	Bank Name
1	Rs. 11,20,000/-	5448247	06/02/2019	HDFC Bank

Copy to:

1. Regional Officer (Mumbai)/ Sub-Regional Officer (Mumbai-II), M.P.C. Board.
- They are directed to ensure compliance of the Consent conditions.
- Regional Officer (Mumbai) is directed to forfeit existing Bank Guarantee of Rs. 10 Lakh for carrying out construction activities without obtaining re-validation of Consent to Establish.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide 5 nos. of STPs of total designed capacity 965 CMD (2x270 CMD + 210 CMD + 140 CMD + 75 CMD) with MBBR Technology for the treatment of 965 CMD sewage.

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

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

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, fire-fighting etc. and remaining shall be applied on land for gardening and/ or connected to local body sewer line. In no case, effluent shall find its way to any water body directly/indirectly at any time.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act. The applicant shall consume water for various purposes as follows:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2	Domestic purpose	1,509.0
3	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5	For gardening	58.00

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have installed the Air pollution control (APC) system and erected following stack(s) and observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	S%	SO ₂ (Kg/day)
1	D.G. Set (400 KVA)	Acoustic Enclosure	4.0	HSD	100 Kg/Hr	1	48
2	D.G. Set (500 KVA)	Acoustic Enclosure	4.5	HSD	125 Kg/Hr	1	60
3	D.G. Sets (3 x 750 KVA)	Acoustic Enclosure	5.5 (each)	HSD	562.5 Kg/Hr	1	270

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

Total Particulate matter	Not to exceed	150 mg/Nm ³
--------------------------	---------------	------------------------

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

Schedule-III**Details of Bank Guarantee**

Sr. No.	C to E/O/R	Amt. of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity
1	C to E (Re-valid)	Rs. 25 Lakh	Within 15 days	Towards compliance of EC and Consent to Establish conditions	14/12/2022	Up to 30/04/2023

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.

History of Bank Guarantee forfeiture

Sr. No.	C to E/O/R	Amt. of BG Forfeited	Out of BG of Amount	Reason of BG forfeiture
1	C to E (Re-valid)	Rs. 10 Lakh	Existing	For carrying out construction without obtaining re-validation of Consent to Establish

Schedule-IV

Conditions during construction phase:

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

General Conditions:

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The treated sewage shall be disinfected using suitable disinfection method.
- 10) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**