



II MAULI KRUPA II

MAULI SAI DEVELOPERS PVT. LTD

Corporate Office : 102/103, A Wing, 2nd Floor, Mauli Pride, Beside W.E.Highway, Kurar Village, Malad (E), Mumbai 400 097

Regd. Office : 2nd Floor, Mauli Plaza, Mauli Bharat Udyog Nagar, Nr. Umiya Mata Mandir, Behind Sainath Ind.Est., Goregaon (E), Mumbai 63

☎ 022 6243 6243 ✉ mauli.parivar@gmail.com 🌐 www.maulisai.com Date: 1st December 2025

3363

To,
The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA),
Environment Department,
Room No. 217, 2nd floor
Mantralaya, Mumbai: 400032
Maharashtra

Subject: Submission of Six-Monthly Compliance Report for the period of December 2025 for Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd.

Reference: Environment Clearance Letter Received dated 3rd January, 2024.

Respected Sir,

With reference to above subject, we have obtained an Environmental Clearance for Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd.

Our Project was recommended in State Level Expert Appraisal Committee-II, Maharashtra in its 211th meeting & by SEIAA in 269th (Day-1) meeting. Environment Clearance is granted with condition on dated 3rd January, 2024.

As per the condition stipulated in the Environment Clearance letter, we are hereby submitting our Six-Monthly Compliance Report for December 2025 with due Annexures (Environment Monitoring Report) for our project.

We hereby request you to kindly accept the same.

Thanking you

Yours Faithfully,

For Mauli pride by M/s. Mauli Sai Developers Pvt. Ltd.

Jushant



Authorized Signatory



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☎ 022 6243 6243 ✉ mauli.pariwar@gmail.com @ www.maulisaidevelopers.com

3364

Date: 1st December 2025

To,
Region Office-Mumbai
Maharashtra Pollution Control Board,
Kalpataru Point, 2nd floor,
Opp. PVR Theatre, Sion (E)
Mumbai, Maharashtra-400022

Subject: Submission of Six-Monthly Compliance Report for the period of December 2025 for Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd.

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Our Project was recommended in State Level Expert Appraisal Committee-II, Maharashtra in its 211th meeting & by SEIAA in 269th (Day-1) meeting. Environment Clearance is granted with condition on dated 3rd January, 2024.

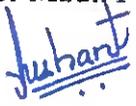
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Thanking you

Yours Faithfully,

For Mauli Pride by M/s. Mauli Sai Developers Pvt. Ltd.


Authorized Signatory



**SIX MONTHLY COMPLIANCE REPORT TO
ENVIRONMENTAL CLEARANCE**

**FOR THE PERIOD OF
DECEMBER 2025**

FOR

**“PROPOSED EXPANSION OF SLUM REHABILITATION
SCHEME” C.T.S. No. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412,
413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to
4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425,
426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) AT
VILLAGE KURAR, TAL. BORIVALI, DISTRICT: MUMBAI
SUBURBAN**

BY

M/s. MAULI SAI DEVELOPERS PVT. LTD.

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INTRODUCTION

The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 211th meeting and recommend the project for prior environmental clearance to SEIAA.

Information submitted by Proponent has been considered by State Level Environment Impact Assessment Authority in its 269th (Day-1) meetings. It is noted that the proposal is considered by SEAC- II under screening category 8 (a) B2 as per EIA Notification 2006.

ENVIRONMENTAL CLEARANCE DETAILS-

The proposal has been considered by SEAC-II in its 211th with date of Issue of EC – 03.01.2024 (EC Identification No. EC24B038MH171900) & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of specific and general terms and conditions.

PROJECT DETAILS

SR. NO.	PARTICULARS	BASIC INFORMATION
1.	Name of Project	Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd.
2.	Name of Project Proponent, Address & Email Id	M/S. MAULI SAI DEVELOPERS PVT LTD 2nd Floor, Mauli Plaza, Mauli Bharat Udyog Nagar, near Umiya Mata Mandir, Behind Sainath Ind. Est., Goregaon (E), Mumbai- 400 063. maulipride2025@gmail.com
3.	Accreditation of Consultant (NABET/QCI Accreditation)	Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No. NABET/EIA/2124/SA0193 Validity: 18.06.2024
4.	Location of the Project	C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban.
5.	Total Plot Area (Sq. m.)	8807.19 Sq.m.

6.	Net Plot Area (Sq.m.)	7074.28 Sq.m.
7.	FSI Area in (Sq.m.)	40,794.55 Sq.m.
8.	Non FSI Area in (Sq.m.)	23,531.63 Sq.m.
9.	Proposed Built Up Area (FSI & Non-FSI)	64,326.18 Sq.m.
10.	Estimated Cost of the Project	RS. 188.07 Cr
11	Population of Project	Total Occupancy: 4995 Nos.

CURRENT STATUS OF CONSTRUCTION

S.NO.	DETAILS	PRESENT STATUS
1.	Total built up area (FSI + Non FSI)	64,326.18 Sq.m.
2.	Constructed area	45,109.00 Sq.m.
2.	Proposed Building Configuration	<p>Building Configuration -</p> <p><u>Proposed Building:</u> Building no. 1A - Gr.+23 Floors Building no. 1C - Gr.+23 Floors Building no. 1B,1D,1E - Lower Gr.+Gr.+23 Floors Building no. 2A & 2B - Lower Gr.+St.+23Floors Building no. 2C - Lower Gr.+St.+23Floors Building no. 3- Gr.+ 22 Floors</p>
3.	Construction status of buildings	<p>2C-Lower Ground + Upper Ground + 1 to 15th floor slab complete.</p> <p>1B 1D 1E- UG Tank, lower Ground, Upper Ground floor slab complete.</p> <p>1C-lower Ground + Upper Ground floor slab complete.</p> <p>3 Extension-Ground + 22 floor slabs complete.</p>
5.	Other completed structures	1A, 2A, 2B, 3 Complete.
6.	Status of STP	Completed
7.	Parking status	1A, 2A, 2B, 3 Complete.
8.	Status of OWC/ Biogas Plant	Provided in 1A & 3
9.	Status of Rain Water Harvesting	RCC Structure completed.

SITE PHOTOGRAPHS



ENVIRONEMNTAL CLEARANCE CONDITION

EC Identification No. EC24B038MH171900 Dated 03.01.2024

As per the integrated environmental conditions of the EC letter, following are the EC conditions stipulated for the project and point-wise compliance status of each of the conditions as on date of this report.

Sr. No.	Conditions	Compliance	Annexure	Photo
Specific Conditions – A. SEAC Conditions				
1.	PP to submit IOD/IOA/Concession Document/ Plan Approval or any other form of Documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Noted	-	-
2.	PP to obtain following NOCs & remarks as per amended planning: a) Water Supply b) Sewer Connection c) SWD, NOC/remarks d) CFO NOC e) Tree NOC f) Civil Aviation	Noted	-	-
3.	PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resources Augmentation Plan from PP, Their Architect & Accredited Environment Consultants as well as CA Certificate.	Noted	-	-
4.	PP to submit a Bank Guarantee of Rs. 1,00,000,00/- to Maharashtra Pollution Control Board towards effective implementation of the Remediation Plan and Natural and community Resource Augmentation Plan.	Noted	-	-
5.	PP to submit penalty of Rs. 79,96,000/- to SEIAA, Maharashtra.	Noted	-	-
6.	PP to submit Architect Certificate mentioning that all required RG as per prevailing DCR is proposed on Mother earth as per Apex court's order.	Noted	-	-
7.	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	Noted	-	-

8.	PP to reduce discharge of treated water up to 35 %.	Noted	-	-
9.	PP to relocate flushing tank adjacent to the STP; pp to provide 40% open to sky area for sale as well as Rehab STP & submit revised layout.	Noted	-	-
10.	PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programmes.	Noted	-	-
11.	PP to revise EMP of construction/ Operation phase with respect to cost provided for setting up of STPs & ETP.	Noted	-	-
B. SEIAA Conditions				
1.	PP to submit Bank Guarantee of Rs. 1,00,000,00/- towards effective implementation of remediation plan and Natural and Community Resource augmentation plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 79,96,000/-.	Noted	-	-
2.	Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.	Noted	-	-
3.	PP has provided mandatory RG area of 565.94 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted	-	-
4.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted	-	-
5.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted	-	-
6.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F. No. 22-34/2018-IA III dt. 04.01.2019.	Noted	-	-

7.	SEIAA after deliberation decided to grant EC for FSI 40794.55 m ² , Non FSI-23531.63 m ² , total BUA- 64,326.18 m ² . (Plan approval No-dated SRA/ENG/3189/PN/PL/AP dated 02/08/2021, SRA/ENG/3188/PN/PL/AP dated 03/08/2021, SRA/ENG/2801/PN/PL/AP dated 13/08/2021).	Noted	-	-
General conditions for Construction Phase				
1.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Noted. Solid waste generated on the site will be segregated in wet and dry waste and will be treated in proposed OWC.	-	-
2.	Disposal of muck, construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Noted. and shall be complied	-	-
3.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Noted and adhere too	-	-
4.	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.	Noted. All facilities are provided for the workers and laborers and will be maintained throughout the construction phase	-	-
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Waste water will be treated in sewage treatment plant and reused for flushing and gardening purpose and excess treated sewage will be send to sewer	-	-

		line where as storm water will be sent through storm water line. All precautions will be taken to do not mix both.		
6.	Water demand during construction should be reduced by use of pre-mixed concrete, Curing agents and other best practices.	Noted	-	-
7.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	There is no provision for ground water usage.	-	-
8.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	There is no provision for ground water usage	-	-
9.	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.	Noted. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	-	-
10.	The Energy Conservation Building code shall be strictly adhered to.	Noted	-	-
11.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Noted	-	-
12.	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.	Noted. Shall be complied	-	-
13.	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.	Noted	-	-
14.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted	-	-

15.	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.	Noted and complied too.	-	-
16.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakage.	Noted and adhere too	-	-
17.	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.	Noted. and shall be complied	-	-
18.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted and shall be complied.	-	-
19.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Noted.	-	-
General conditions for Operation phase				
1.	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet	Noted	-	-

	garbage will be disposed outside the premises. C) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.			
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted	-	-
3.	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Noted and adhere too	-	-
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted	-	-
5.	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.	Noted	-	-

6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Noted and adhere too	-	-
7.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted		
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted and adhere too. Green belt development is carried out by considering the CPCB guidelines.	-	-
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted	-	-
10.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted EMP will be provided as per EC.	-	-
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in	Noted	-	-
12.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted	-	-

13.	The proponent shall upload the status of compliance of the stipulated BC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.	-	-
General EC Conditions				
1.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted	-	-
2.	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.	Noted	-	-
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be Initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted. Environmental clearance is obtained for whole project.	--	-
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB.	Noted	-	-
5.	The environmental statement for each financial year ending 31 March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC	Noted	-	-

	conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.			
6.	No further Expansion or Modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted	-	-
7.	This environmental clearance is issued subject to obtaining NOC from forestry & wildlife angle including clearance from the standing committee of the National Board for wildlife as if applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Noted	-	-

Environmental Clearance

ENVIRONMENTAL
CLEARANCE



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

To,

The Director

M/S. MAULI SAI DEVELOPERS PVT. LTD.

2nd Floor, Mauli Plaza, Mauli Bharat Udyog Nagar, near Umiya Mata
Mandir, Goregaon East, Mumbai 400063 -400063

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/435126/2023 dated 24 Jul 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH171900 |
| 2. File No. | SIA/MH/INFRA2/435126/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Expansion of Slum
Rehabilitation Scheme at village: Kurar,
Taluka: Borivali, District: Mumbai
Suburban, by M/s. Mauli Sai Developers
Pvt. Ltd. |
| 7. Name of Company/Organization | M/S. MAULI SAI DEVELOPERS PVT.
LTD. |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 03/01/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/435126/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Mauli Sai Developers Pvt. Ltd.,
C.T.S. no. 407,407/1 to 3, 408, 409, 410, 411,
411/1, 412, 413, 414, 414/1, 415, 415/1 to 9,
416, 416/1 to 3, 417,417/1,418,418/1 to 4,419,
419/1 to 15, 420,421,422,422/1 to 9,423,423/1 to
5,424,425,426(pt),427,428,429,430,434,435,
436,436 (1 to 3),441(pt) at village: Kurar,
Taluka: Borivali, District: Mumbai Suburban.

Subject : Environmental Clearance for Proposed Expansion of Slum Rehabilitation Scheme at C.T.S. no. 407,407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417,417/1,418,418/1 to 4,419,419/1 to 15, 420,421,422,422/1 to 9,423,423/1 to 5,424,425,426(pt),427,428,429,430,434,435,436,436 (1 to 3),441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban by M/s. Mauli Sai Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/435126/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 211th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 1st November, 2023.

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

Sr. No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/435126/2023
2	Name of Project	Proposed Expansion of Slum Rehabilitation Scheme at C.T.S. no. 407,407/1 to 3, 408, 409, 410, 411, 411/1, 412,413,414,414/1,415,415/1 to 9, 416,416/1 to 3, 417,417/1,418,418/1 to 4,419, 419/1 to 15, 420,421,422,422/1 to 9,423,423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436 (1 to 3),441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd.
3	Project category	8(a), B2

4	Type of Institution	Private					
5	Project Proponent	Name	Mr. Sunil Bharadkar				
		Regd. Office address	2nd Floor, Mauli Plaza, Mauli Bharat Udyog Nagar, Nr. Umiya Mata Mandir, Behind Sainath Ind. Est., Goregaon East, Mumbai -63				
		Contact number	9821206677				
		e-mail	maulisaidevelopers9@gmail.com				
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18.06.2024					
7	Applied for	Brownfield Project					
8	Location of the project	C.T.S. no. 407,407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413,414,414/1,415,415/1 to 9, 416,416/1 to 3, 417,417/1,418,418/1 to 4, 419, 419/1 to 15, 420,421,422,422/1 to 9,423,423/1 to 5, 424 ,425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436 (1 to 3),441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban,					
9	Latitude and Longitude	Latitude: 19°11'14.37"N Longitude: 72°51'32.04"E					
10	Plot Area (Sq.m.)	8807.19 Sq.m					
11	Deductions (Sq.m.)	1732.91Sq.m					
12	Net Plot area (Sq.m.)	7074.28 Sq.m					
13	Ground coverage (m ²) & %						
14	FSI Area (Sq.m.)	40,794.55 Sq.m					
15	Non-FSI (Sq.m.)	23,531.63 Sq.m					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	64,326.18 Sq.m					
17	TBUA (m ²) approved by Planning Authority till date	Total FSI Approved: 40,794.55 sq.m.					
18	Earlier EC details with Total Construction area, if any.	SEAC-2010/CR.529/TC.2 dated 4 th October 2011					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Total Area Constructed on site till date (FSI + Non-FSI): 31,986.14 sq.m.					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configura tion	Heigh t (m)	Building Name	Configuration	Height (m)	
	Building no.	Gr.+22 floors		Building no. 1A	Gr.+23 Floors	69.95	
						Constructed as per approvals received	

	1(Rehab)						from SRA.
				1C	Gr.+23 Floors	69.95	New Proposed, Construction not yet initiated
				1B, 1D, 1E	Lower Gr.+Gr.+23 Floors	69.95	New Proposed, Construction not yet initiated
	Building no. 2 (Sale)- 2 wings	Gr.St.+1 Pod. +2 nd to 22 nd Floors		Building no. 2A & 2B	Lower Gr.+St.+23 Floors	68.65	Constructed as per approvals received from SRA.
				Building 2C	Lower Gr.+St.+23 Floors	68.65	New Proposed, Construction not yet initiated
	Building no. 3 (Rehab)	Gr.+22 Floors		Building no. 3	Gr.+22 Floors	69.40	Constructed as per approvals received from SRA.
21	No. of Tenements & Shops		Rehab Building 1A: Rehab Residential: 121 nos., Balwadi: 02nos., Welfare Centre: 01 nos., Society Office: 02 nos., Library: 01 Sale Residential: 23 nos., Hospital (Gr. + 1, 40 bedded) Building 1B, 1D, 1E: Rehab Shops: 27 nos., Community Centre: 06 nos. Health Centre: 01 nos., Devotional: 02 nos. Society Office: 01 nos., Sale Residential: 282 nos Sale Building 2A, 2B, 2C: Sale Residential: 264 nos., Fitness Centre: 04 nos. Rehab Building 3: Rehab Residential: 270 nos., Balwadi: 02nos., Welfare Centre: 02 nos., Society Office: 02 nos., Sale Shops: 07 nos.				
22	Total Population		4995 nos.				
23	Total Water Requirements CMD		Domestic: 434 KLD Flushing: 219 KLD Landscaping: 5 KLD Total: 658 KLD				
24	Under Ground Tank (UGT) location		Below Lower Ground & Ground				
25	Source of water		Municipal Corporation of Greater Mumbai				
26	STP Capacity & Technology		Total STP Capacity: 625 KLD (100 KLD for 1A, 50 KLD for 1C, 150 KLD for 1B, 1D & 1E, 150 KLD for 2A, 2B & 2C, 100 KLD already installed for Building 3- Capacity to				

		be augmented by 75 KLD); ETP: 8 KLD		
27	STP Location	Lower Ground		
28	Sewage Generation CMD & % of sewage discharge in the sewer line	578 KLD		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	10 kg/day	Will be handed over to a recycler
		Wet waste	25 kg/day	Handed over to municipal waste collector
		Demolition waste	1500 cu.m.	To be handed over to local recyclers
		Excavation Waste	1000 cu.m.	To be handed over to local recyclers
		Empty cement bags	1940 nos.	To be used as a layer for internal roads and building boundary walls.
		Steel	5 MT	Waste tiles to be used as china mosaics for terraces.
		Aggregates	15 MT	To be sold
		Broken Tiles	490 sq.m.	Waste tiles to be used as china mosaic for terraces.
		Empty Paint Cans (20 litre/ can)	485 sq.m.	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	897 kg/day	Will be handed over to a recycler
		Wet waste	1298 kg/day	Composting by OWC- manure produced will be used at a site for landscaping, 1 OWC of total Capacity – 1200 kg/day
		Bio-Medical Waste	15 kg/day	Will be managed as per Bio-Medical Waste Management Rules.
31	R.G. Area in sq.m.	RG required –565.94 sq.m		
		RG provided on Mother earth- 762.68 sq. m.		
		RG provided on terrace–		
		Total – 762.68 sq.m		

		Existing trees on the plot: -11 nos.						
		Number of trees already cut as per Tree NOC :01 nos.						
		Number of trees already transplanted as per Tree NOC: 04 nos.						
		Number of trees to be planted: a) In RG area: 135 b) In Miyawaki Planation: 120 trees and 40 shrubs Total nos. of trees after the development: 135 + 120 + 6 = 261 nos. of trees + 40 nos. of Shrubs.						
32	Power requirement	During Operation Phase: <table border="1"> <tr> <td>Details</td> <td></td> </tr> <tr> <td>Connected load (kW)</td> <td>11956 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>3520 KW</td> </tr> </table>	Details		Connected load (kW)	11956 KW	Demand load (kW)	3520 KW
Details								
Connected load (kW)	11956 KW							
Demand load (kW)	3520 KW							
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%						
34	D.G. set capacity	1 X 630 KVA, 1 X 75 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 174 nos. EV charging: 43 nos. 2-W: 43 nos. EV Charging: 11 nos.						
36	No. & capacity of Rain water harvesting tanks /Pits	RWH tank is proposed which is having a total capacity of 157 cu.m.						
37	Project Cost in (Cr.)	Rs.188.07 Cr						
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 20.7 Lakhs. 2. O & M Cost: Rs. 22.75 Lakhs/Annum. b) Operation Phase: 1. Capital Cost: Rs. 1277.52 Lakhs. 2. O & M Cost: Rs. 86.30 Lakhs/Annum.						
39	CER Details with justification if anyas per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.						
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA						

The comparative statement showing area/parameters approved in earlier EC and proposed construction with status of actual construction done on site as follows:

Sr. No.	Description	As per EC received dt. 04/10/2011	Proposed Expansion	Remarks
1	Plot Area (m ²)	8807.19	8807.19	Remains Same
2	Net Plot Area (m ²)		7074.28	
3	FSI Area(m ²)	21,656.21	40,794.55	Increase by 19,138.34 sq.m.
4	Non-FSI Area(m ²)	12,180.33	23,531.63	Increase by 11,351.30 sq.m.

5	Total Construction Area(m ²)	33,836.54	64,326.18	Increase by 30,489.64 sq.m.
6	Building Configuration	Building 1 (Rehab Building): Gr. + 22 Floors	Building 1A (Rehab): Gr. +23 rd Floors	Building constructed
			1C- Gr.+23 Floors	New Proposed, Construction not started
			1B, 1D & 1E: Lower Gr.+Gr.+23 floors	New Proposed, Construction not started
		Building 2(Sale Building, Wing A & B): Gr. Stilt+1 POD. +2 nd to 22 nd Floors	Building 2A, 2B Lower Gr. +St. +23 Floors	Buildings constructed as per Approvals received form SRA.
			Building 2C Lower Gr. +St. +23 Floors	New Proposed Sale wing. Construction not yet started.
	Building 3(Rehab Building): Gr.+22 Floors	Building 3(Rehab Building): Gr.+22 Floors	Building constructed as per Approvals received form SRA.	
7	Tenements	Residential: 642, Shops:14, Balwadi: 4, Welfare Centre: 4, Society Office: 4	Residential: 1050, Shops: 42, Balwadi: 03, Welfare Centre: 03, Society Office: 07, Library 01, Skill Development Centre: 01, Fitness Centre: 10, Religious Centre: 02	Increase in tenements due to expansion
8	Occupants	2710 nos.	4995 nos.	Increase in occupants due to expansion.
9	Total Water Requirement (KLD)	450	658	Increase due to increase in population due to expansion
10	Waste Water Generation (KLD)	360	578 KLD	Increase due to increase in population due to expansion
11	STP Capacity & Technology (KLD)	Total 379 KLD	Total 625 KLD	Increase due to increased wastewater generation
12	Total Solid Waste Generation (kg/day)	1498	2195	Increase due to increase in population

13	Parking	66 nos.	174	Increase due to increase in population
14	R. G. Area(m2)	738.82	762.68	Increase in R.G. Area
15	Connected Load (kW)	5475	11956	Increase in Connected Load
16	Demand Load (kW)	3145	3520	Increase in Demand Load

3. Proposal is an expansion of existing construction project under violation category as per MoEF&CC OM dated 07.07.2021 under violation category. PP has obtained earlier EC vide project had received earlier EC vide letter No. SEAC – 2010/CR– 529/TC–2, dated: 4th October, 2011 for an FSI area of 21,656.21 Sq. Mtrs., Non-FSI area of 12,180.33 Sq. Mtrs. and Total construction area of 33,836.54 Sq. Mtrs. Proposal has been considered by SEIAA in its 269th (Day-1) meeting held on 1st November, 2023 and decided to accord Environment Clearance to the said project subject to submission of BG of Rs. 1,00,000,00/- and penalty of Rs. 79,96,000 /-. Now PP has submitted the BG of Rs. 1,00,000,00/- and penalty of Rs. 79,96,000 /- to Maharashtra Pollution Control Board and submitted the receipts of the same vide email dated 15.12.2023. SEIAA decided to grant Environment Clearance to the proposal under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
 - a) Water Supply; b) Sewer Connection; c) SWD NOC/remarks; d) CFO NOC e) Tree NOC; f) Civil Aviation NOC.
3. PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resource Augmentation Plan from PP, their Architect & Accredited Environment Consultant as well as CA certificate.
4. PP to submit a Bank Guarantee of Rs. 1,00,000,00/- to Maharashtra Pollution Control Board towards effective implementation of the Remediation plan and Natural and Community Resource Augmentation Plan.
5. PP to submit penalty of Rs. 79,96,000 /- to SEIAA, Maharashtra.
6. PP to submit Architect certificate mentioning that all required RG as per prevailing DCR is proposed on mother earth as per Apex court's order.
7. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.

8. PP to reduce discharge of treated water up to 35%.
9. PP to relocate flushing tank adjacent to the STPs; pp to provide 40% open to sky area for Sale as well as Rehab STP & submit revised layout.
10. PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme.
11. PP to revise EMP of construction/operation phase with respect to cost provided for setting up of STPs & ETP.

B. SEIAA Conditions-

1. PP to submit Bank Guarantee of Rs. 1,00,000,00/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 79,96,000 /-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP has provided mandatory RG area of 565.94 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI-40794.55 m², Non FSI-23531.63 m², total BUA-64,326.18 m². (Plan approval No-SRA/ENG/3189/PN/PL/AP dated 02/08/2021, SRA/ENG/3188/PN/PL/AP dated 03/08/2021, SRA/ENG/2801/PN/PL/AP dated 13/08/2021)

General Conditions:

a) Construction Phase :-

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

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on

the website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before

starting proposed work at site.

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

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by: Shri Pravin C. Darade, I.A.S.

Designation: Member Secretary

Date and Time: 1/3/2024 3:05:45 PM

Monitoring Reports



Sadekar Enviro Engineers Private Limited

Plot No. A-95, Road No. 16, Kisan Nagar Road, M.I.D.C. Wagle Industrial Area, Thane - 400 604. Maharashtra State, India.
☎ : (91-22) 2583 3321 / 2583 3322 / 2583 3323 / 2583 3324 • E-mail : prs@sadekarenviro.com / psadekar5@gmail.com

SAVE WATER
SAVE LIFE

TEST REPORT

Report No.: AR251129004

Report Date: 04-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	End Date
Mauli Pride by M/s. Mauli Sai Developers Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd., Borivali East, Maharashtra, India, 400066	29-Nov-2025	01-Dec-2025	03-Dec-2025

Sample Description :

Sample Name : Near Main Gate
Test specification : National Ambient Air Quality Standards (NAAQS) limits
Date Of sampling : 28-11-2025
Sample Collected By : SEETL Representative
Sampling Plan : SEETL/LD/F-03
Sampling SOP No. : SEETL/LD/SOP/AA-32
Location of H.V.S. : Near Main Gate
Lateral Distance : 1.0 Meter From Main Gate
Receptor Distance : 1.5 Meters from Ground Level
Ambient Temperature (0C) : 27
Humidity (%) : 33
Wind Speed (km/hr) : 7
Wind Direction (deg0) : ENE 63
Instruments Used : R.D.S.(APM- 460), F.P.S.(APM – 550), G.P.S.(APM – 411) & Benzene Sampler (GTI-177)
Environmental Conditions at lab : : 25.3
Temp (°C)
Environmental Conditions at lab : : 53
Humidity (%)

Test Results :

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
1	PM10	µg/m3	1.0	100	57.13	IS 5182 (Part 23) 2006 RA: 2022
2	PM2.5	µg/m3	1.0	60	27.11	EPA Quality assurance guidance document 2.12, based on CPCB- 2011

Reviewed By

YOGITA JOSHI
DEPUTY TECHNICAL MANAGER
(CHEMICAL)

SEEPL/QF/7.8/01

Page 1 Of 2



Authorised By

TRUPTI MAYEKAR
TECHNICAL MANAGER
(CHEMICAL)

HIGH COD/TDS FACILITY : Plot No. E-133 & P-196, Tarapur MIDC, Boisar, Dist. Palghar - 401506. ☎ : 8591159165 / 7304633868
E-mail: evaporationssystem@sadekarenviro.com • Website: www.sadekarenviro.com

GOA UNIT : 310, Dempo Towers, EDC Patto, Panaji- 403001, Goa State, India. ☎ : (0832) 2437048 / 2437164
E-mail: sadekarenviro@rediffmail.com • CIN No. U45209MH1998PTC-116379



Sadekar Enviro Engineers Private Limited

Plot No. A-95, Road No. 16, Kisan Nagar Road, M.I.D.C. Wagle Industrial Area, Thane - 400 604. Maharashtra State, India.
☎ : (91-22) 2583 3321 / 2583 3322 / 2583 3323 / 2583 3324 • E-mail : prs@sadekarenviro.com / psadekar5@gmail.com

SAVE WATER
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TEST REPORT

Report No.: AR251129004

Report Date: 04-Dec-2025

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
3	Sulfur dioxide (SO ₂)	µg/m ³	3.0	80	17.02	IS 5182 (Part 2/Sec 1): 2023
4	Nitrogen dioxide (NO ₂)	µg/m ³	6.0	80	19.39	IS 5182 (Part 6): 2006 RA: 2022
5	Ozone	µg/m ³	1.0	180	12.15	IS 5182 (Part 9): 1974 RA: 2024
6	Carbon monoxide (CO)	mg/m ³	0.045	4.0	0.69	IS 5182 (Part 10): 1999 RA 2024

BLQ - Below Limit of Quantification | LOQ - Limit of Quantification

Statement of Conformity : -----

Opinion and Interpretation : -----

- Note : 1) The above results relate only to the item tested & the condition prevailing at the time of sampling
 2) PM10-Particulate Matter of size < 10 µm, PM2.5 - Particulate Matter of size < 2.5 µm
 3) This certificate may not be reproduced without the permission of this Laboratory.
 4) SEETL: Sadekar Enviro Engineers Testing Lab
 5) This report is system generated.



Report

***** End Of Report *****

Reviewed By

YOGITA JOSHI
DEPUTY TECHNICAL MANAGER
(CHEMICAL)

SEEPL/QF/7.8/01

Page 2 Of 2



Authorised By

TRUPTI MAYEKAR
TECHNICAL MANAGER
(CHEMICAL)

HIGH COD/TDS FACILITY : Plot No. E-133 & P-196, Tarapur MIDC, Boisar, Dist. Palghar - 401506. ☎ : 8591159165 / 7304633868
E-mail: evaporationssystem@sadekarenviro.com • Website : www.sadekarenviro.com

GOA UNIT : 310, Dempo Towers, EDC Patto, Panaji- 403001, Goa State, India. ☎ : (0832) 2437048 / 2437164
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TEST REPORT

Report No.: N251129002

Report Date: 04-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	Completion Date
Mauli Pride by M/s. Mauli Sai Developers Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd., Borivali East, Maharashtra, India, 400066	29-Nov-2025	29-Nov-2025	04-Dec-2025

Sample Description :

Sample Name	: Ambient Noise
Test specification	: Maharashtra Pollution Control Board Limits
Date of Monitoring	: 28-11-2025
Time of Sampling	: Day
Monitored By	: SEETL Representative
Sampling Plan	: SEETL/LD/F-03
Sampling SOP No.	: SEETL/LD/SOP/AA-31
Lateral Distance	: 1 Meter From Location
Receptor Distance	: 1.5 Meter From Ground Level

Test Results :

Sr.No	Specific Test	Units	LOQ	Requirements	Result	Test Method
Discipline : Chemical Main Group : Atmospheric pollution						
East - Day						
1	Noise level	dB	30	75	57.7	IS 9989: 1981 (RA:2023)
East - Night						
2	Noise level	dB	30	75	45.3	IS 9989: 1981 (RA:2023)
North - Day						
3	Noise level	dB	30	75	58.8	IS 9989: 1981 (RA:2023)
North - Night						
4	Noise level	dB	30	70	44.2	IS 9989: 1981 (RA:2023)
South - Day						
5	Noise level	dB	30	75	58.2	IS 9989: 1981 (RA:2023)
South - Night						
6	Noise level	dB	30	70	45.9	IS 9989: 1981 (RA:2023)
West - Day						
7	Noise level	dB	30	75	54.7	IS 9989: 1981 (RA:2023)
West - Night						
8	Noise level	dB	30	70	44.9	IS 9989: 1981 (RA:2023)

LOQ - Limit of Quantification | BLQ - Below Limit of Quantification

SEEPL/QF/7.8/01

Page 1 Of 2



HIGH COD/TDS FACILITY : Plot No. E-133 & P-196, Tarapur MIDC, Boisar, Dist. Palghar - 401506. ☎ : 8591159165 / 7304633868
E-mail: evaporationsystem@sadekarenviro.com • Website : www.sadekarenviro.com

GOA UNIT : 310, Dempo Towers, EDC Patto, Panaji- 403001, Goa State, India. ☎ : (0832) 2437048 / 2437164
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TEST REPORT

Report No.: N251129002

Report Date: 04-Dec-2025

Observations / Remarks : -----

Reviewed By

YOGITA JOSHI

DEPUTY TECHNICAL MANAGER
(CHEMICAL)

Authorised By

TRUPTI MAYEKAR
TECHNICAL MANAGER
(CHEMICAL)



Statement of Conformity : -----

Opinion and Interpretation : -----

- Note : 1) A "decibel" is a unit in which noise is measured.
2) "A", in dB (A) Leq, denotes the frequency weighting in the measurement of noise corresponds to frequency response characteristics of the human hear.
3) Leq; It is the energy mean of the noise level over a specified period.
4) This certificate may not be reproduced without the permission of this Laboratory.
5) SEETL: Sadekar Enviro Engineers Testing lab
6) This report is system generated.



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Report



Sadekar Enviro Engineers Private Limited

Plot No. A-95, Road No. 16, Kisan Nagar Road, M.I.D.C. Wagle Industrial Area, Thane - 400 604. Maharashtra State, India.
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TEST REPORT

Report No.: S251129003

Report Date: 10-Dec-2025

Report Issued To	Sample Received On	Analysis Duration	
		Start Date	Completion Date
Mauli Pride by M/s. Mauli Sai Developers Proposed Expansion of Slum Rehabilitation Scheme at C.T.S no. 407, 407/1 to 3, 408, 409, 410, 411, 411/1, 412, 413, 414, 414/1, 415, 415/1 to 9, 416, 416/1 to 3, 417, 417/1, 418, 418/1 to 4, 419, 419/1 to 15, 420, 421, 422, 422/1 to 9, 423, 423/1 to 5, 424, 425, 426(pt), 427, 428, 429, 430, 434, 435, 436, 436(1 to 3), 441(pt) at village: Kurar, Taluka: Borivali, District: Mumbai Suburban, by M/s. Mauli Sai Developers Pvt. Ltd., Borivali East, Maharashtra, India, 400066	29-Nov-2025	29-Nov-2025	09-Dec-2025

Sample Description :

Sample Name	: Soil Sample-Garden Area
Sample Collection Date	: 29/11/2025
Sampling Plan	: SEETL/LD/F-03
Sampling SOP No.	: SEETL/LD/SOP/SA-32
Sample Point	: Garden Area
Sample Details	: Soil Sample
Sample Container	: Polythene Bag
Sample Quantity	: 1 Kg
Sample Collected By	: SEETL Representative

Test Results :

Environmental Conditions

Temperature-25.6°C, Humidity-56%

Sr.No	Specific Test	Units	LOQ	Result	Test Method
Discipline : Chemical Main Group : Pollution & Environment					
Soil/Sediments					
1	pH	-	1.0	8.12	IS 2720 (Part 26) : 1987 (Reaff.2021)
2	Electrical conductivity	µS/cm	100	1740	IS : 14767 : 2000 (Reaff.2021)
3	Organic matter	%	0.2	2.28	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
4	Moisture content	%	1.0	1.78	IS:2720 (Part 2/Section 1): 1973 RA 2020
5	Exchangeable magnesium as Mg	meq/100gm	0.1	6.27	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
6	Exchangeable calcium as Ca	meq/100gm	0.1	15.64	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011
7	Soluble chloride as Cl	mg/kg	20	1090.22	IS 3025 (Part 32/2):1988: RA 2024
8	Soluble sulphate as SO4	mg/kg	50	800.00	IS 2720 P-27 : 1977 RA 2020
9	Total phosphorus as PO4-P	mg/kg	10	54.90	IS 3025 Part-31/Sec1/3.1.2.1 & 5:2022
10	Total nitrogen	mg/kg	10	791.69	IS 14684/4: 1999 RA-2024
11	Nitrate as NO3-N	mg/kg	1.0	143.18	Manual of Soil Testing in India, Dept. of Agriculture and Cooperation, Gol:2011



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TEST REPORT

Report No.: S251129003

Report Date: 10-Dec-2025

12	Nitrite as NO ₂ -N	mg/kg	1.0	2.26	IS 3025-P-34:2023
13	Water holding capacity	%	5.0	56.96	SEETL/LD/SOP-SA/34:2023
14	Bulk density	g/cm ³	0.8	1.28	SEETL/LD/SOP-SA/33:2023
15	Texture	-	-	Sandy clay loam	SEETL/LD/SOP-SA/21:2023
16	% of Sand	%	10	57.49	SEETL/LD/SOP-SA/21:2023
17	% of Silt	%	2.0	18.64	SEETL/LD/SOP-SA/21:2023
18	% of Clay	%	2.0	23.87	SEETL/LD/SOP-SA/21:2023
19	Porosity	%	10	46.35	SEETL/LD/SOP-SA/38:2023
20	Colour	-	-	Brown	SEETL/LD/SOP-SA-39: 2023
21	Arsenic as As	mg/kg	0.1	1.12	SEETL/LD/SOP-SA/22:2023
22	Cadmium as Cd	mg/kg	0.1	0.47	SEETL/LD/SOP-SA/22:2023
23	Lead as Pb	mg/kg	0.1	15.36	SEETL/LD/SOP-SA/22:2023
24	Mercury as Hg	mg/kg	0.1	0.82	SEETL/LD/SOP-SA/22:2023
25	Potassium as K	mg/kg	0.1	518.60	SEETL/LD/SOP-SA/22:2023
26	Sodium as Na	mg/kg	0.1	853.19	SEETL/LD/SOP-SA/22:2023
27	Chromium as Cr	mg/kg	0.1	46.14	SEETL/LD/SOP-SA/22:2023
28	Copper as Cu	mg/kg	0.1	134.97	SEETL/LD/SOP-SA/22:2023
29	Iron as Fe	mg/kg	0.1	558.29	SEETL/LD/SOP-SA/22:2023
30	Manganese as Mn	mg/kg	0.1	205.41	SEETL/LD/SOP-SA/22:2023
31	Nickel as Ni	mg/kg	0.1	43.81	SEETL/LD/SOP-SA/22:2023
32	Zinc as Zn	mg/kg	0.1	140.14	SEETL/LD/SOP-SA/22:2023
33	Cobalt as Co	mg/kg	0.1	22.25	SEETL/LD/SOP-SA/22:2023
34	Total residual chlorine	mg/kg	1.0	3.22	IS 3025 (P-26/5) 2021

LOQ - Limit of Quantification | BLQ - Below Limit of Quantification

Observations / Remarks : -----

Reviewed By

YOGITA JOSHI

DEPUTY TECHNICAL MANAGER
(CHEMICAL)

Authorised By

TRUPTI MAYEKAR

TECHNICAL MANAGER
(CHEMICAL)



Statement of Conformity : -----

Opinion and Interpretation : -----



Sadekar Enviro Engineers Private Limited

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TEST REPORT

Report No.: S251129003

Report Date: 10-Dec-2025

Note : Test results related only to the sample tested.
This certificate may not be reproduced without the permission of this laboratory.
Retention Period of Sample is 8 days from the date of Analysis report.
This report is system generated.



Report

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