

ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED

301, 3RD FLOOR, AMAN CHAMBERS, VEER SAVARKAR MARG, OPP. BENGAL CHEMICALS, PRABHADEVI MUMBAI-400025
CIN: - U70100MH2010PTC205955 Contact: + 91 022 4015 4746 Email id: suraj@surajestate.com website: www.surajestate.com

April 28, 2026

To,

Member Secretary, State Level Environmental Impact Assessment Authority (SEIAA),
217, Department OF Environment, Government of Maharashtra,
2nd Floor, Annex Building,
Mantralaya, Mumbai – 400 032. Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed 'Commercial Building at Plot bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West). Mumbai. Maharashtra.

Ref. No. : Environmental Clearance no. SIA/MH/INFRA2/545484/2025, dated: 24/09/2025.

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of construction work and point-wise compliance status to various stipulations laid down by the Ministry in its clearance letter no. **SIA/MH/INFRA2/545484/2025, dated: 24/09/2025** along with the necessary annexure.

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

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

Thanking You,

For, **Iconic Property Developers Pvt. Ltd.**



Authorized Signatory

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

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

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April 28, 2026

To,

**The Member Secretary, Regional Office,
Maharashtra Pollution Control Board,**

Kalpataru Point, 1st floor, In front of Cine Planate Theatre,
Sion Circle, Shiv (East), Mumbai - 400 022. Maharashtra.

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CIN: - U70100MH2010PTC205955 Contact: + 91 022 4015 4746 Email id: suraj@surajestate.com website: www.surajestate.com

April 28, 2026

To,

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

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed 'Commercial Building at Plot bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West). Mumbai. Maharashtra.

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

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April 28, 2026

To,

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

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Datashcets & Annexures.

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

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	SIA/MH/INFRA2/545484/2025
Compliance ID	1225388211
Compliance Number(For Tracking)	EC/COMPLIANCE/1225388211/2026
Reporting Year	2026
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	03-06-2026
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur

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

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: Part A :

Current Status of Work

Status of construction work	:	Actual construction work yet to start; only excavation & Shore Pilling work has been initiated at site.
Date of commencement (Actual and/or planned)	:	Actual construction work yet to start.
Date of completion (Actual and/or planned)	:	March 2029 (Planned)

: PART B :

Compliance status of conditions stipulated in Environmental Clearance letter for the proposed construction of Commercial building at plot bearing FP nos. 426/A & 426/B, TPS-III, of Mahim division, G/North ward, situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai. Maharashtra granted by SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/INFRA2/545484/2025; dated: 24/09/2025 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status
SPECIFIC CONDITIONS:		
PART A: SEAC CONDITION:		
i	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	Regarding Plan Approval: Concession Approval issued by Brihanmumbai Municipal Corporation (BMC) vide dated: 08/07/2025. Copy of Concession Approval is enclosed as Annexure-1 Regarding RG area: Proposed entire mandatory Recreation Ground (RG) area (526.48 Sqm) on ground (mother earth) in line with the requirement as per prevailing Rules and Hon'ble Supreme Court Order and no part thereof is paved/ located on podium. The same is also approved in Concession Approval dated: 08/07/2025. Copy of certificate of Architect in this regard is enclosed as Annexure-2 .
ii	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.	Undertaking Regarding No Violation is enclosed as Annexure-3 .
iii	PP to obtain (i) Storm Water Drain Connection, (ii) Tree NOC, (iii) Tree NOC, (iv) Railway NOC as the site is only 24.15 meter from the railway area. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.	Storm Water Drain: BMC issued Storm Water Drain Remarks for the project vide dated: 01/09/2025. Copy of SWD Remarks is enclosed as Annexure-4 . Tree NOC: Application for Tree NOC dated: 31/07/2025 submitted to BMC. Copy of the same is enclosed as Annexure-5 . Railway NOC: Received Railway NOC dated: 10/08/2020. Copy of the same is enclosed as Annexure-6 . Application for Railway NOC dated: 30/06/2025 submitted to Western Railway as per the amended planning. Copy of the same is enclosed as Annexure-7 .
iv	PP to make proposed commercial area as single use plastic free area.	We undertake that the project will be maintained as plastic Free Zone (no pet bottles, cutlery). Copy of Undertaking in this regard is enclosed as Annexure-8 .
v	PP to complete tree plantation within the site during construction phase.	Noted and shall be adhered to.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
vi	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.	E-waste generated shall be stored separately at a common designated location and should be disposed through authorized recyclers as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
PART B: SEIAA CONDITION		
1.	PP has provided mandatory RG area of 526.48 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and shall be adhered to.
2.	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 and shall be adhered to.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted and shall be adhered to.
4.	In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.	Noted and shall be adhered to.
5.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	Noted and shall be adhered to.
6.	SEIAA after deliberation decided to grant EC for- FSI area of 20005.30 m2, Non FSI area of 22,694.70 m2 and total BUA of 42700.00 m2. (Plan approval No - P-7541/2021)/G/NORTH/FP/337/2/AMEND, dated-08.07.2025).	Noted and shall be adhered to.
GENERAL CONDITION		
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.	Solid waste generated is properly collected and disposed to the local body. No waste is disposed outside of the plot. Actual construction work yet to start; only Excavation & Shore Pilling work has been initiated at site. The excavated earth material will be partly reused on site for backfilling and leveling. Rest of excavated earth material will be disposed at designated landfill site with prior approval from Solid Waste Management Department of MCGM vide NOC no. SWM/26211/2025/G/N/CTY; dated: 30/07/2025. Copy of SWM NOC is enclosed as Annexure-9 .

Sl. No.	Stipulated Clearance Conditions	Compliance Status
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Solid waste generated is properly collected and disposed to the local body. No waste is disposed outside of the plot. Actual construction work yet to start; only Excavation & Shore Pilling work has been initiated at site. The excavated earth material will be partly reused on site for backfilling and leveling. Rest of excavated earth material will be disposed at designated landfill site with prior approval from Solid Waste Management Department of MCGM vide NOC no. SWM/26211/2025/G/N/CTY; dated: 30/07/2025. Copy of SWM NOC is enclosed as Annexture-9 .
iii.	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.	No generation of hazardous waste during construction phase.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitary facilities have been provided for construction workers at the site.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drains have been proposed for the project. Storm water collected through the storm water drains of adequate capacity and will be discharge into the external SWD.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction will 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.	No any borewell or any ground water drawl for construction as well as for operation purpose, hence the ground water analysis was not done.
viii.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No any borewell or any ground water drawl for construction as well as for operation purpose, hence the ground water analysis was not done.
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.	Actual construction work yet to start; only Excavation & Shore Pilling work has been initiated at site. Low flow fixtures will be provided at proposed Commercial building for showers & toilets.
x.	The Energy Conservation Building code shall be strictly adhered to.	Project is designed as per Energy Conservation Building Code (ECBC) and will 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.	This is a redevelopment project; hence the topsoil was negligible.
xii.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent	Natural drainage system of the area is not disturbed. The construction is being done by taking advantage of natural

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	possible) so that natural drainage system of the area is protected and improved.	contour. No additional soil will be required for land leveling.
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Carried out analysis of Soil samples from site and no toxic contaminants noted. As there is no ground water source at the site and in the nearby vicinity, no ground water samples were analyzed. Copy of the report is enclosed as Annexure-10 .
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.	Permission of cutting for 12 nos of trees, 4 nos of transplanting of trees and to-retain 4 nos of trees. MCGM, Tree Authority issued Tree NOC for the project vide NOC no. DYSG/C/23/Prop/II/MDG/6869; dated: 07/11/2023. Copy of Tree NOC is enclosed as Annexure-11 .
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.	No use of DG sets in construction phase.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Only that the vehicles having valid PUC are engaged for the transportation of construction materials to the site. Vehicles are operated only during non-peak hours.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Carried out analysis of Noise level monitoring regularly. Copy of the report is enclosed as Annexure-10 .
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.	No use of DG sets in construction phase.
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	A separate Environment Management Cell has been set-up; which is carrying out regular supervision under Shri. Jitendra Gupta, (Project Manager), Shri. Malik Shahzad, (Project Engineer) and Shri. Prakash Modak, (Safety Manager).

Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	Provision will be made of adequate space for Solid waste management, proper segregation of biodegradable waste and non-biodegradable waste on site. Non-Biodegradable waste will be sent to authorized recyclers & biodegradable waste will be treated in OWC. The treated waste & sludge generated from OWC & STP will be utilized as manure on site.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Provision will be made of separate storage at a common designated location and disposal through authorized recyclers as per E-Waste Management Rules, 2016 & 2022 amended from time to time.
iii.	The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from SIP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure	One STP of capacity 90 KLD for proposed commercial building will be provided based on MBBR technology. The treated sewage will be re-used for flushing & gardening.
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.	One STP of capacity 90 KLD for proposed commercial building will be provided based on MBBR technology. The treated sewage will be re-used for flushing & gardening. Provision will be made of adequate space for Solid waste management, proper segregation of biodegradable waste and non-biodegradable waste on site. Non-Biodegradable waste will be sent to authorized recyclers & biodegradable waste will be treated in OWC. The treated waste & sludge generated from OWC & STP will be utilized as manure on site. Recreation Ground (RG) area (Green Belt) will be developed over an area of 526.48 Sqm on ground (mother earth) with total plantation of 231 nos on site.
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.	Actual construction work yet to start; only Excavation & Shore Piling work has been initiated at site.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
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.	Adequate parking provision and proper traffic movement for smooth traffic flow. Provision will be made of traffic control measures to regulate the flow of traffic. Provision will be made of adequate traffic signs and signages to notify occupants. Provision of safety mirrors to aid visibility in conflict points. No parking near the Entry and Exit gate. Provision of speed humps to regulate speed of vehicles.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	Actual construction work yet to start; only Excavation & Shore Pilling work has been initiated at site; provision will be made for 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.	Recreation Ground (RG) area (Green Belt) will be developed over an area of 526.48 Sqm on ground (mother earth) with total plantation of 231 nos on site.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate Environment Management Cell has been set-up; which is carrying out regular supervision under Shri. Jitendra Gupta, (Project Manager), Shri. Malik Shahzad, (Project Engineer) and Shri. Prakash Modak, (Safety Manager).
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.	Rs. 1257.87 Lakhs / Annum have been allocated for the Construction period and in operation phase; Capital cost: Rs. 989.96 Lakhs and O & M cost: Rs. 50.33 Lakhs / Annum have been earmarked for EMP.
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	Advertisement has been published in two local Marathi & English newspapers about grant of Environmental Clearance. Copy of Advertisement is enclosed as Annexure-12 .
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.	A copy of Environmental Clearance submitted to MCGM during further approvals.
xiii.	The proponent shall upload the status of compliance of the stipulated EC conditions,	A copy of EC, CTE, Compliance Report and Environmental Statement has been uploaded on company website at

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	https://surajonebusinessbay.com/
C	General EC Condition:	
i.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted and shall be adhere to. Various measures have been taken such as tall barricade at all along the site for containment of dust. Septic tank for the treatment of sewage generated from construction site. Regular monitoring of Ambient air quality & Noise level monitoring etc., as per the conditions stipulated by the 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.	MPCB granted Consent to Establish for the project vide order No. Format1.0/CC/UAN No.0000260051/CE/2511001151; Dated: 17/11/2025. Copy of CTE is enclosed as Annexure-13 .
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Obtained Environmental Clearance from SEIAA vide EC no. SIA/MH/INFRA2/545484/2025; dated: 24/09/2025. Copy of EC is enclosed as Annexure-14 .
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.	Six-monthly compliance reports have been submitted regularly.
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	Environmental Statement (Form-V) has been submitted on MPCB web portal for the FY 2025-26. Copy of Environmental Statement is enclosed as Annexure-15 .

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	Noted.
vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E); dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted.
7.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted.
8.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted.
9.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

**Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forests & Climate Change
Regional Office (WCZ), Nagpur**

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed construction of Commercial building at plot bearing FP nos. 426/A & 426/B, TPS-III, of Mahim division, G/North ward, situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai. Maharashtra by M/s. Iconic Property Developers Pvt. Ltd.
3.	Clearance letter (s) / OM No. and date	:	EC no. SIA/MH/INFRA2/545484/2025; dated: 24/09/2025.
4.	Location		
	a.	District (s)	: Mumbai
	b.	State (s)	: Maharashtra.
	c.	Latitude/ Longitude	: Latitude: 19° 2'13.80" N Longitude: 72°50'50.00" E
5.	Address for correspondence		

	a.	Address of Concerned Project Chief Engineer (With pin code & Telephone / telex / fax numbers)	:	Shri. Jitendra Gupta, (Project Manager) M/s. Iconic Property Developers Pvt. Ltd. Proposed construction of Commercial building at plot bearing FP nos. 426/A & 426/B, TPS-III, of Mahim division, G/North ward, situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai. Maharashtra.
	b.	Address of Executive Project Engineer/Manager (with pin code/ Fax numbers)	:	Shri. Malik Shahzad, (Project Engineer) M/s. Iconic Property Developers Pvt. Ltd. Proposed construction of Commercial building at plot bearing FP nos. 426/A & 426/B, TPS-III, of Mahim division, G/North ward, situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai. Maharashtra.
6.	Salient features			
	a.	of the project	:	EC was granted by SEIAA in September 2025 for Proposed Commercial building in a total plot area of 2,964.07 Sqm with a total built-up area of 42,700.00 Sqm. The project comprises of One Commercial building. Actual construction work yet to start; only excavation & Shore pilling work has been initiated at site.
	b.	of the environmental management plans	:	Rs. 1257.87 Lakhs / Annum have been allocated for the Construction period and in operation phase; Capital cost: Rs. 989.96 Lakhs and O & M cost: Rs. 50.33 Lakhs / Annum have been earmarked for EMP.
7.	Breakup of the project area			
	a.	Submergence area forest & non-forest.	:	Not Applicable.
	b.	Others	:	FSI Area: 20,005.30 Sqm. Non-FSI Area: 22,694.70 Sqm. Total BUA Area: 42,700.00 Sqm.
8.	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, Dwelling units & agricultural Land & landless laborer's/artisan.		:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable.
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable.
9.	Financial details			
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference.	:	Rs. 302.27 Cr.

	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Rs. 1257.87 Lakhs / Annum have been allocated for the Construction period and in operation phase; Capital cost: Rs. 989.96 Lakhs and O & M cost: Rs. 50.33 Lakhs / Annum have been earmarked for EMP.
	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. 4.04 Cr.
	f.	Actual expenditure incurred on the Environmental Management plans so far.	:	Rs. 12.00 Lakhs
10.	Forest land requirement			
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable.
	b.	The status of clearing felling	:	Not Applicable.
	c.	The status of compensatory afforestation, if any	:	Not Applicable.
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information.		:	Nil
12.	Status of construction		:	Actual construction work yet to start; only excavation & Shore pilling work has been initiated at site.
	a.	Date of commencement (Actual and/or planned)	:	Actual construction work yet to start.
	b.	Date of completion (Actual and/of planned)	:	March 2029 (Planned)
13.	Reasons for the delay if the Project is yet to start.		:	NA
14.	Dates of site visits			
	a.	The dates on which the project was monitored by the regional office on previous occasions, if any.	:	NA
	b.	Date of site visit for this monitoring report.	:	NA

15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits) (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	NA
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BRIHANMUMBAI MUNICIPAL CORPORATION

Notesheet

Application Number : P- 7541/2021)/G/NORTH/FP/337/2 /AMEND
Ward Name : G/North
Zone Name : City
Inward Date : 27 May 2021
Architect/LE/SE Name : AMEET G. PAWAR
Issued On : 08 Jul 2025

Authority Remark:

Approved as proposed by ChE(DP) subject to following:

- 1) As regards Sr No 8, the double height refuge area shall be counted 50% in FSI
- 2) All the discrepancies in the Auto DCR scrutiny report shall be rectified before issue of approval
- 3) Sr No 17 shall be allowed as per the provisions of regulations



Digitally signed by Bhushan Ashok Gagrani
Date: 08 Jul 2025 19:19:51
Organization :Brihanmumbai Municipal Corporation
Designation :Municipal Commissioner

Shri. Bhushan A. Gagrani (Municipal Commissioner)

AKR/4102/2025

Date: 3rd September, 2025

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

Subject : Submission of Undertaking regarding RG area for Proposed Commercial Building at Property bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra

Respected Madam,

I hereby declare that **M/s. Iconic Property Developers Private Limited** for Proposed Commercial Building at Property bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra have **proposed entire mandatory Recreation Ground (RG) area on Ground (mother earth) and no part thereof is paved/ located on podium.**

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

Details of RG Area are given as follows:

Sr.No.	Description	Area (sq.mt.)
1	Net Plot Area considered for RG Area Calculations	2631.20
2	RG Area requirement: 20% of plot area	526.24
3	RG Area proposed on Ground (Mother earth)	526.48

Thanking you,
Yours faithfully,
For **AAKAR ARCHITECTS & CONSULTANTS**



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



ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED
(Formerly known as **ICONIC HOTELS PRIVATE LIMITED**)

301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai-400025
CIN: - U70100MH2010PTC205955 Contact: + 91 022 2437 7877 Email id: suraj@surajestate.com

Date: 29-08-25

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

Subject : Submission of Undertaking for no violation of requirement of EIA notification for Proposed Commercial Building at Property bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra

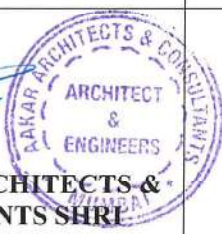
Respected Madam,

This is a Proposed Commercial Building at Property bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra; we would like to submit here that No demolition or construction activity started on site

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

Thanking you,

Yours Faithfully,

Project Proponents	Architect	Environmental Consultants
 ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED	  AAKAR ARCHITECTS & CONSULTANTS SHRI AMEET G PAWAR (CA/200434543)	 ULTRA TECH 





BRIHANMUMBAI MUNICIPAL CORPORATION

Storm Water Drain Remarks Issued u/n /001228/2025/G/N/CTY

Dated : 01 Sep 2025

Office of the :

Dy. Ch. Eng. (Storm Water Drains)
P.C. Eng. Hub Bldg. Dr.E. Moses Road,
Acharya Atre Chowk , Worli Naka,
Worli, Mumbai-400018

To,

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

CC,

Joshi Milind R. , L.P. No. - 1142,
6,Bedekar Sadan,Mogal lane, Mahim,
Mumbai-16

CC,

Shri. Thomas Rajan, Director of M/s. Iconic
Property Developers Pvt.Ltd
Mahim Mata Building, Marinagar Colony,
Mahim, Mumbai – 400 016.

Subject : Storm Water Drains Remark for C.T.S./C.S. No. 426/A & B of Village/Div. [!Village] at City,G/North, Mumbai.

Reference: 1) Application No. P-7541/2021)/G/North/FP-SWD/1/New dated 01 Sep 2025
2) I.O.D No.P-7541/2021)/G/North/FP-IOD dated 6/21/2024 11:34:09 AM

Dear Applicant,

With reference to the above referred letter at Sr. No. 1, the Storm Water Drain remarks for the plot under reference is as per, subject to the following conditions :-

1. The minimum formation / ground level of plot under reference shall be at least 28.04 M. (92.00') THD or 15 cm. (6") above the formation level of proposed footpath, if any, raised footpath / existing access, abutting / proposed road, whichever is higher.
2. The Storm Water Drain suggested shall be laid as per Municipal Specifications using R.C.C. pipes NP2 class below 450 mm. dia. and NP3 class pipe for 450 mm. dia. and above pipes, (I.S.I. Mark only) duly encased with 15 cm. thick M-15 cement concrete all around along with provision of water entrances at 10 m c/c / catch pits having minimum size of 450mm. x 450mm. covered with M.S. / C.I. gratings. The built up drain shall be covered with Precast R.C.C. / C.I. grating for entire length. The velocity of flow shall be maintained at 1.2M. / Sec. (4' / sec.) while the drain is running full.
3. The access / internal layout roads / D.P. Roads shall be provided with closed Storm Water Drain with regular water entrances at 15 M., (50') and manholes at 15 M., (50') c/c at developer's cost.
4. Required catch pit chambers shall be provided at suitable location/ junctions. which shall be 60 cm (2') below the invert of pipes. The internal S. W. Drain arrangement shall be provided as follows :-

a) 300 mm. dia. R.C.C. pipes (slope 1:150) shall be provided.

b) 300 mm. dia built up drain for RG/PG shall be in cement concrete of Grade M-20 having minimum thickness of walls of 20 cm. which shall be covered with gratings where ever required with minimum depth of 300 mm. at starting point @ slope 1:400.

c) In case of Podium is proposed then the down take pipes of 100 mm. dia. from podium / terrace level up to ground level shall be provided which shall be connected to the water entrance on ground level within property. The slope to the surface of podium / terrace shall be given in such a way that all the storm water from podium / terrace will flow towards down take pipes without

stagnation.

5. The side / marginal open spaces shall be leveled, consolidated and paved with cement concrete with proper slope in such a way to discharge the storm water into proposed storm water entrances.
6. Before starting of the work, invert levels of manhole on Municipal storm water drain to which internal S. W. Drain is to be connected shall be confirmed on site with respect to invert level of last catch pit chamber.
7. You shall carry out the entire S.W.D. work through the Licensed Plumber and under supervision of Licensed Supervisor.
8. These remarks are given from the point of view of disposal of storm water only, without prejudice to the boundaries of the plot shown, ownership of plot, status of existing structures on it, if any, and use of the land under reference.
9. That during the execution work of the proposed building, if any Storm Water Drain, is found existing within the plot shall be brought to the notice of this office immediately & the drain shall be diverted in coordination with SWD dept..
10. These remarks are offered without taking into consideration the system of rain water harvesting. If rain water harvesting system is proposed in future, then overflow connection of 300mm dia RCC pipe from the Rain Water Harvesting well/ tank shall be provided and the same shall be connected to the nearest water entrance within the plot.
11. Architect shall upload the plan showing proposed storm water drain arrangement.

12. REGARDING STREET CONNECTION :

- a) You shall make min 1 or 2 connections as per site conditions minimum 300 mm duly encased with 15 cm. Thick Min of M-15 grade cement concrete all around from last catch pit chamber to Municipal S.W. Manhole, along with shifting of any utilities if necessary, at Developer's risk and cost and certificate for shifting of water entrance from A.E.(SWM) of concerned Ward shall be submitted to this office. The connection shall be made only after the necessary permission for road opening is obtained from A.E. (Maint) of concerned Ward.
- b) The work of providing S.W. Drain from last catch pit chamber to Municipal S.W. Drain shall be carried out under the supervision and as per suggestions of A.E. (SWM.) of concerned Ward.
- c) In case, if it is not possible to connect internal S.W. Drain to existing manhole on Municipal Storm Water Drain due to site conditions / difficulties or if the existing manhole is far away from the plot, then the internal S.W. Drain shall be connected to Municipal S.W. Drain by constructing additional manhole on Municipal S.W. Drain at developer's cost.

13. REGARDING SETBACK PORTION AND BASEMENT

- a) As regards road and footpath work in setback portion, you are requested to obtain remarks from E.E.(Road)City. / E.E.(T.& C.) City / A.E.(Survey) City.
- b) In setback portion, after construction of foot path water entrance should be shifted suitably by extending existing lateral by [! Dia] mm. dia. R.C.C. pipe (NP2 class) as per municipal specifications and drawings in consultation with and under supervision of A.E.(SWM) of concerned Ward at developer's risk and cost and certificate for shifting of water entrance from A.E.(SWM)/Ward shall be submitted to this office. Before executing the work of the proposed shifting of the water entrance, you are requested to obtain remarks from E.E. (Roads) City, so that the position of the proposed water entrance can be fixed. Please note that if shifting of

water entrance will not be possible by extending the existing pipes then you will have to provide new water entrances at suitable place at your cost.

c) The necessary arrangement shall be provided in basement / Car Lift Pit parking in accordance with I.S. 12251 - 1987(Re - affirmed) for proper collection and disposal of storm water. The arrangement shall also be made to pump out / drain out the water of the basement / Car Lift Pit parking to the nearest water entrance within the property by providing sump well.

d) An Indemnity Bond duly notarized on stamp paper of Rs. 200/- shall be submitted to the Ex. Eng. (S.W.D.) Planning Cell indemnifying M.C.G.M. against any losses, damages, etc., if occurred, due to flooding in the basement/ Car lift pit under reference and stating that the same will be binding on Owner / Developer and their legal heirs / successors or whosoever deriving title through them.

14. REGARDING COMPLETION CERTIFICATE : -

You shall apply online for completion certificate on completion of internal storm water drain work and after street connection is done along with following details:-

- a) Certificate in appendix II format along with completion plan of SWD as carried out on site as per municipal specifications duly certified by Architect/ LS / Licensed plumber.
- b) Remarks and sketch from office of the concerned ward about street connection completion from last catch pit chamber to Municipal S.W. Drain.
- c) Remarks and sketch from office of the concerned ward about shifting of water entrances Completion if affected by road setback.

15. The Completion Certificate shall be obtained on completion of the work of internal Storm Water Drain as per Municipal specifications from this office.

Notes:

- 1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S. / L.P. and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated
- 2. The above remarks are system generated and does not require any signatures.
- 3. All the carriage entrances / culverts shall be designed and constructed considering - "AA" class loading.

ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED
(formerly known as **ICONIC HOTELS PRIVATE LIMITED**)

301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai-400025

CIN: - U70100MH2010PTC205955 Contact: + 91 022 2437 7877 Email id: suraj@surajestate.com

The Deputy Supt. of Garden, Z-II,
E/Ward Office, MCGM,
Shaikh Hafizuddin Marg, 3rd Floor, Room No.34,
Byculla, Mumbai-400008.

Sub.: **Permission for Cutting/ Transplanting the trees** coming in the work of proposed commercial building on property bearing F.P. no. 426A& 426B, TPS-III, Mahim Divn., Situate at Senapati Bapat Marg, Mahim(W.), Mumbai-400 016.

S.H.: NOC for cutting/Transplanting trees coming in the construction of proposed redevelopment.

Dear Sir,

In the matter of development of the property in subject, I the undersigned, Tomas Rajan, adult, Indian inhabitant, managing director of **Iconic Property Developers Pvt. Ltd., having registered office at 3rd floor, Aman Chember, S.V.S. Road, Prabhadevi, Mumbai-400 025 & subject is applying for cutting/transplanting of the trees. The details are given below:**

1. Name of Applicant: Mr. Thomas Rajan
Managing director of Iconic Property Developers Pvt. Ltd.
2. Plot Details: F.P. No. 426A & 426B of Mahim Divn. TPS-III, Senapati Bapat
1. Marg, Mahim, Mumbai-400 016.

In this case, earlier we had submitted a redevelopment proposal for F.P. no. 426B for which we have already obtained IOD with approved plans. for the proposed building.

We are in the process of amalgamating the adjoining plot bearing FP no. 426A with existing FP nos.426B, which is situated at Senapati Bapat Marg, Mahim, Mumbai-16. We had obtained necessary concession approval from Hon'ble MC vide Note- sheet dated 08/07/2025.

We are submitting herewith ground floor plan showing existing trees on FP no. 426A-426B which are coming in way of construction of proposed building and proposed to be Cut/ Transplant.

There is 24 no. of tree existing on site, the details which are as given below: -

Sr. No.	Existing no. of trees	Proposed no of trees to be Cut/transplant	Proposed no of trees to be retain	Reson cutting/transplant for
1	24	10	14	Check note below

NOTE:

There are total 24 trees existing on current holding. Out of which 10 trees on the side of the plot is to be cutting/transplant & remaining 14 trees is to be retained which are located as specifically shown on the copy of ground floor plan attached herewith. Further we agree to plant new trees as per MCGM norms.

We enclosed herewith plan showing the position of trees. We shall Cut/transplant and maintain trees as per authority's direction and also within stipulated time. I am ready to pay the necessary fees/charges for the same.

We request you to consider our request on the merit of the case and grant NOC for the same.

Thanking You,
Yours faithfully,
For **Iconic Property Developers Pvt. Ltd.,**


Thomas Rajan
(Managing Director)



NO. W115/2/515

Divisional Office,
Mumbai Central,
Date: 10/08/2020

To,
Assistant Engineer(City-VII)
Office of the Dy.Chief Engineer
(Building Proposal)
City New Municipal Building
Bhagawan Walmiki Chowk.
Vidyalankar Marg, Antophill
Wadala(East), Mumbai-400037.

Sub: Mahim-NOC for Proposed commercial building having Basement + Gr.floor
+31 uppr floors and a service floor on F.P.No.426-B,TPS III, Senapati Bapat
Marg.MM.

Ref: Your office letter No. EX.ENG/1457/(B.P.) City III Dt.22/07/2021.

In connection to above, proposal received vide your above referred letter has been scrutinized and verified from site and it is found that the horizontal clearance i.e. available Rly. Land vis a vis distance of proposed building from Railway Land is as under -

Sr. No.	Details of Height	Height. From Ground Level	Horizontal Clearance required (as per H/2)	Horizontal Clearance provided from Rly. Land boundary	Min Rly. land Reqd for NOC as per IRWM.
1	Height up to top of terrace parapet above 31 st floor.	120.80M	60.40M	31.02M	30.00M
2	Height up to top of over head tank	123.90M	61.95M	38.92M	30.00M
3	Depth of basement	7.35M	7.35M	31.02M	30.00M
4	Depth of car lift pit	8.85M	8.85M	52.74M	30.00M

Since this is beyond the minimum yardsticks provided in IRWM -2000 CH. 8.para No.827. Hence, in such case Railway has no objections in proposed construction of building as per MCGMs DC Rules. Plan No. DRM (B) 26904/7-F for construction beyond 30.00M from Rly. Land boundary.


Divisional Engineer Est/South) MMCT
Western Railway Mumbai Central
Mumbai-400008

✓
CI-Iconic property developer pvt,Ltd,
15B Mahim mata building Marin agar
colony Mahim Mumbai-400016

DIPL

WESTERN RAILWAY (UTS) All India Passenger Helpline No. 138

शुभ यात्रा
HAPPY JOURNEY



B 48165046

11/08/21 - 11/08/21

OTHERS

NAME: ICONIC PROPERTY DEV HQ: MUMBAI CENTRAL CASH

Design.: A.No: ALLOCATION Z242

Cash from 11/08/21 to 11/08/21

ALLOC HEAD: Z652

RE. ONE ZERO ZERO ZERO ZERO

SAC: 000000 IR: 27APAGM0289C2Z1

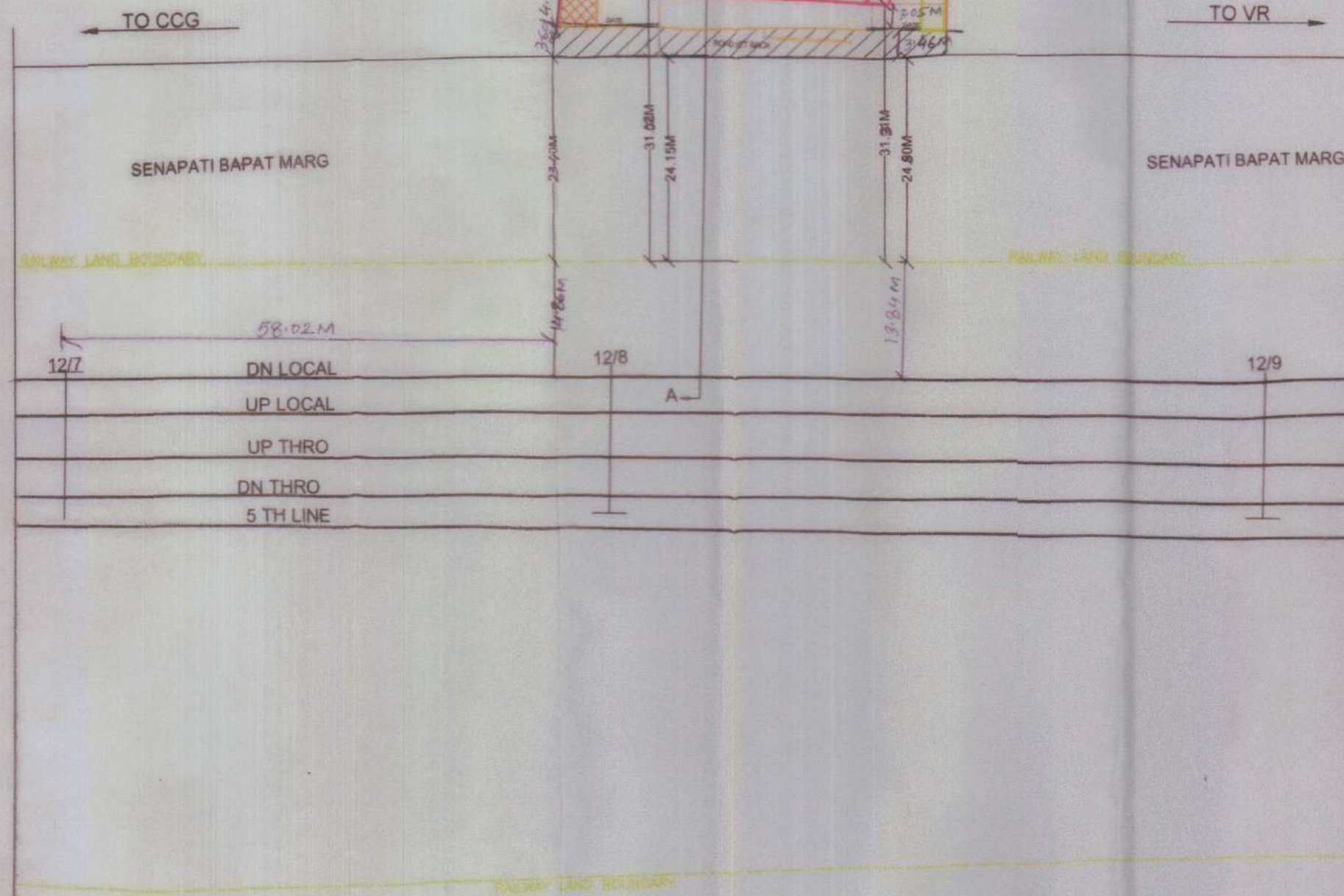
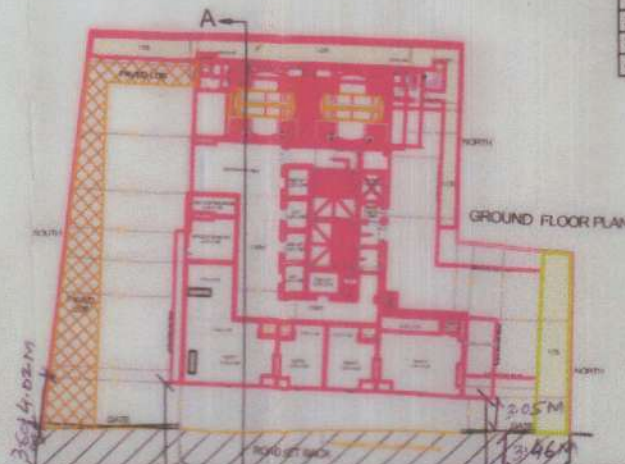
11/08/21 14:15

SIL 130 GSM (± 5%)

1550

SECTION A-A

SR NO	DETAILS OF HEIGHT	HEIGHT FROM GROUND LEVEL	HORIZONTAL CLEARANCE REQUIRED (AS PER HW)	HORIZONTAL CLEARANCE PROVIDED FROM RAILWAY LAND BOUNDARY	MIN RAILWAY LAND REQUIRED FOR NOC AS PER IRWM
1	HEIGHT UP TO TOP OF TERRACE PARAPET ABOVE 31ST FLOOR	120.80M	60.40M	31.02M	30.00M
2	HEIGHT UP TO TOP OF O.H. WATER TANK / LIFT M.C. ROOM	123.90M	61.95M	38.92M	30.00M
3	DEPTH OF BASEMENT	-7.35M	-7.35M	31.02M	30.00M
4	DEPTH OF CAR LIFT PIT	-8.85M	-8.85M	52.74M	30.00M



IT IS CERTIFY THAT

1. "THE PROPOSED PLOT AND BUILDING / STRUCTURE DOES NOT LIE IN THE RAILWAY LAND." AND
2. "NO EXTRA LAND IS REQUIRED TO RAILWAY IN THE NEAR FUTURE FOR CURRENT OR PROPOSED WORK OF OPEN LINE AT LOCATION OF PROPOSED BUILDING BETWEEN KM 12/7-9 BETWEEN MRU - MM STATION ON CCG-VR SECTION".
3. VERIFIED BY WITH RAILWAY LAND PLAN NO. XEN185714-7A.

ADEN (ESTS) PL

SSE(W) MATUNGA

NAME & ADDRESS OF ARCHITECT	SIGNATURE
DR. P.R. SATYANARAYAN PRASAD COMMERCIAL CENTRE, DAYALDAS RD. VILE PARLE E, MUMBAI - 400 027 PH: 222-2617, 222-44 55 56 WWW.AJAYARCHITECTS.ORG	

NOTES:-

1. EXISTING WORK SHOWN IN - BLACK
2. PROPOSED BUILDING AND PLOT COMPOUND WALL SHOWN IN RED
3. RAILWAY LAND BOUNDARY SHOWN IN YELLOW
4. RAILWAY TRACK BOUNDARY SHOWN IN GREEN
5. DURING THE COURSE OF CONSTRUCTION NO CONSTRUCTION EQUIPMENT OR ANY OTHER PART WILL COME OVER RLY. AREA
6. ALL DRAINAGE OF PROPOSED BUILDING WILL BE CONNECTED TO MCGM MAIN DRAINAGE
7. CONSTRUCTION WILL BE DONE AS PER APPROVED PLAN AND WILL INFORM RAILWAYS BEFORE COMMENCEMENT OF WORK
8. MINIMUM DISTANCE FROM RAILWAY LAND/TRACK BOUNDARY TO RESPECTIVE FLOOR FULFILL THE H/2 REQUIREMENT AS PER CE (G) CCG - LETTER NO. 73/0/POPCY, DATED- 12-10-2011
9. NO OUTLET LIKE DRAINAGE DISPOSAL/STORM WATER DISPOSAL ON TOWARDS THE RAILWAY LAND SHALL BE PROVIDED.
10. THIS PLAN IS FOR GRANT OF NOC FOR PROPOSED CONSTRUCTION ONLY, CAN NOT BE USE FOR ANEY OTHER PURPOSE.

UNDERTAKING

I/WE ARE Mr. THOMAS RAJAN MANAGING DIRECTOR OF ICONIC PROPERTY DEVELOPERS PVT LTD INCORPORATED UNDER THE COMPANIES ACT, 1995 HAVING ITS OFFICE AT 15-B, MAHIM MATA BUILDING, MARI NAGAR COLONY, MAHIM (WEST), MUMBAI-400016, POSSESSING THE RIGHT OF DEVELOPMENT BY VIRTUE OF IRREVOCABLE POWER OF ATTORNEY OF LAND BEARING F.P. NO. 426B, TOWN PLANING SCHEME NO. III OF MAHIM DIVISION, SITUATED AT SENAPATI BAPAT MARG, MAHIM, MUMBAI-400016.

- WE DO HEREBY AGREE AND AFFIRM THAT:
1. WE WILL NOT CLAIM ANY COMPENSATION FOR THE ABOVE MENTIONED STRUCTURE AND DEMOLISH THE SAME AT OUR OWN COST AS AND WHEN THE RAILWAY AUTHORITY WOULD ASK US TO DO FOR THEIR EXPANSION PROGRAMMED IN FUTURE.
 2. WE WILL NOT THROW SOLID GARBAGE IN THE PREMISES OF THE RLY.
 3. WE WILL CONSTRUCT A PROPER SEWERAGE AND RAIN WATER DISPOSAL SYSTEM IN OUR PREMISES FOR AVOIDING ANY FLOODING IN RAILWAY PREMISES DURING MONSOON.
 4. WE WILL CONSTRUCT STORM WATER DRAINAGE TO TAKE RAIN WATER FROM RAILWAY PREMISES WHICH WILL ACCUMULATE BECAUSE OF OUR PROPOSED CONSTRUCTION.
 5. WE PROMISE AND UNDERTAKE THAT UP ON INFRINGEMENT OF ANY OF THE ABOVE MENTIONED CONDITIONS WE SHALL BE HELD LIABLE FOR THE PROSECUTION AS THE COMPENSATION WHAT SO EVER INCURRED.
 6. WE ARE FULLY AWARE THAT THE N.O.C. IS FOR THE PROPOSED WORK AS REFERRED ABOVE AND IS GIVEN ON THIS UNDERTAKING ONLY THIS UNDERTAKING IS BINDING ON US AND OUR SUCCESSORS, ADMINISTRATORS AND LEGAL HEIRS.
 7. WE UNDER STAND THAT PROPOSED CONSTRUCTION IS IN VICINITY OF THE RAILWAY TRACK WHICH HAVE NORMAL TRAIN OPERATIONS ALONG WITH CONSEQUENT IMPLICATIONS AND WILL NOT CLAIM COMPENSATION THERE UPON.

FOR ICONIC PROPERTY DEVELOPERS PVT LTD

(THOMAS RAJAN)
MANAGING DIRECTOR

WESTERN RAILWAY

MUMBAI DIVISION	CCG - VR SECTION
MAHIM (E)	
NOC FOR PROPOSED COMMERCIAL BUILDING ON PROPERTY BEARING FP NO426/B.TPS III OF MAHIM DIVISION G/NORTH WARD, SITUATE AT SENAPATI ROAD, MAHIM (WEST), MUMBAI-400 016.	
DRM - BCT	CE (G) CCG
ADRM (INFRA) BCT	DY CE (G) CCG
DEN (ESTATE/S) BCT	LCO-CCG
DRM (B) 26904 7-F	LCO - NOC-BCT

DRAWN BY: P.K YADAV

CASE NO. W115/2/515

ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED

(formerly known as ICONIC HOTELS PRIVATE LIMITED)

301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai-400025

CIN: - U70100MH2010PTC205955 Contact: +91 022 2437 7877 Email id: suraj@surajestate.com

Date: 21/08/2025.

To,
Divisional Engineer (East/South) MMCT,
Western Railway Mumbai Central,
Mumbai- 400 008.

11:40am
RECEIVED
21/8/25
WESTERN RAILWAY MUMBAI CENTRAL
महामहोदय एवं प्रेषण विभाग
जिव. रेलवे
RD Deptt.

Sub: Railway Buffer NOC from your department for the development of proposed building on plot bearing F.P. No.426A & 426B., TPS-III, Mahim Divn, Senapati Bapat Marg (Tulsi pipe Road), Mahim Mumbai- 400 016.

Ref.: i) P-7541/2021/G/North/FP/337
ii) Letter from Executive Engineer (Building Proposal) no. Ex.Eng./917/(B.P.), City-III

Sir,

In connection with the above subject, I hereby submit the following documents:

- 1) Copy of Architect Appointment & Acceptance letter.
- 2) Copy of PRC Card duly certified
- 3) Copy of C.S. Plan duly certified
- 4) Copy of DP Remarks duly certified.
- 5) Block Plan & Cross Section – showing distance from Rly. Land boundary and height up to O.H. Water Tank with reference to plot level and Railway formation level.
- 6) Drainage Plan (storm/sewerage)
- 7) sell / purchase agreement and power of attorney/ Index-2
- 8) Section Plan & floor wise plan duly certified by owner and Architect or Power of Attorney holder.
- 9) Stability Certificate.
- 10) R.C.C. Calculations with Plans.
- 11) Owner/Developer Undertaking.

In view of the above, I request your good self to accept the proposal and issue the necessary NOC for the proposed building on the plot under reference.

Thanking you,

Yours faithfully,

Iconic Property Developers Pvt. Ltd.,



Thomas Rajan
(Managing Director)

ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED
(Formerly known as **ICONIC HOTELS PRIVATE LIMITED**)

301, 3rd Floor, Aman Chambers, Veer Savarkar Marg, Opp. Bengal Chemicals, Prabhadevi Mumbai-400025
CIN: - U70100MH2010PTC205955 Contact: + 91 022 2437 7877 Email id: suraj@surajestate.com

Date: 29-08-25

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

Subject : Submission of Undertaking for Proposed Commercial Building at Property bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra

Respected Madam,

We, **M/s. Iconic Property Developers Private Limited**, hereby undertake that the project under reference will be maintained as plastic free zone (No Pet bottles, cutlery).

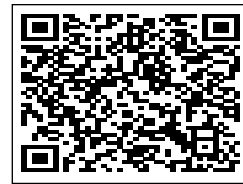
Thanking you,

Yours Faithfully,

FOR ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED



AUTHORIZED SIGNATORY



BRIHANMUMBAI MUNICIPAL CORPORATION
(Solid Waste Management Department)

Office of Executive Engineer,
SWM SWM Zonal Office 2,

Application Number - P-7541/2021)/G/North/FP/SWM/1/Amend, dated - 29 Jul 2025

Issued remarks Number

SWM/26211/2025/G/N/CTY

Dated **30 Jul 2025**.

To (Architect / L.S),
AMEET G. PAWAR
SATYANARAYAN PRASAD COMMERCIAL
CENTER, GROUND FLOOR, DAYALDAS
ROAD, VILE PARLE EAST, MUMBAI-
400057.

CC (Owner),
ICONIC PROPERTY DEVELOPERS PRIVATE LIMITED
15/B, Mahim Mata Building, Marinagar Colony, Mahim
(West), Mumbai

Subject :- Approval to Construction & Demolition Waste Management Plan for the site at CTS/CS Number 426/B of village [Village] at ward G/North.

Reference :- Your application / online submission for C&D Waste Management Plan levelling & filling at designated site dtd. 29 Jul 2025.

With reference to your application/ online submission, the Debris Management Plan submitted by you has been approved as per "Construction and Demolition Waste Rules 2016" and you are allowed to transport Construction & Demolition/ Excavation Material from construction site to the unloading site subject to following terms & conditions.

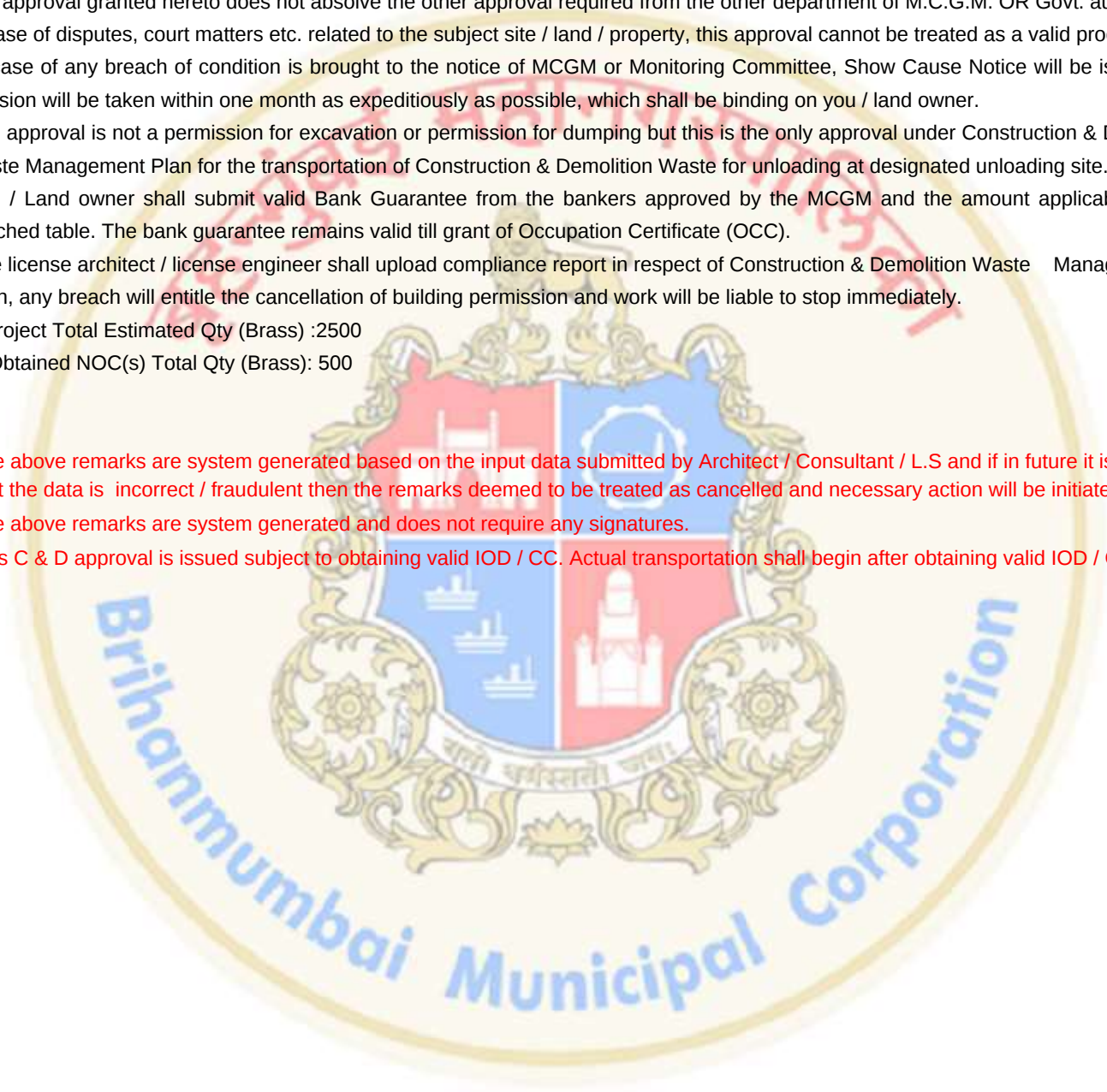
1. This approval is subject to the orders given by Hon. Supreme Court u/no. in SLP (Civil) No. D23708/2017 dated 15.3.2018. You shall follow this order of Hon. Supreme Court and instructions therein.
2. You shall handle & transport **Construction & Demolition Waste / Excavation Material to the extent of 500 Brassto designated unloading site - Construction of Approximately 22973 Nos. of EWS/LIG Type Dwelling Units (Package-IV) with Development of Commercial area and onsite Infrastructure work at various Location, Viz. Bamandongri Station, Kharkopar Station (West), Kharkopar Station (East) & Taloja Sector-39, Navi Mumbai. (Location: Plot No. 1, Sector-40, Navade, Taloja). & validity 09 Jul 2026.**
3. You shall transport the C&D waste with proper precautions and employ adequate measures safe guards to dispersal of particles through the air.
4. You have mentioned designated site for transportation of C&D waste for filling and levelling purpose. The C&D waste shall be transported and deposited at the designated site only The Landfill site (unloading site) shall be governed by the Construction and Demolition Waste Management Rules, 2016 and Solid Waste Management Rules, 2016.
5. In the event for any reason whatsoever, the consent given by the Designated Site / Agency is revoked or the time limit for the designated site has expired or the capacity of unloading site is exhausted. In such case the builder / developer shall forthwith stop the transportation activities. The builder / developer shall submit revised Construction and Demolition waste management plan along with required valid documents for revalidation of existing C&D waste Management Plant.
6. The construction & Demolition Waste shall be transported through your Transport Contractor. The details of the same shall be uploaded in the system by the applicant at the time of actual transportation.
7. The deployed vehicles shall abide by all the R.T.O. rules and regulations. You shall ensure that the vehicles should be properly covered with tarpaulin or any other suitable material firmly to avoid any escape / fall of waste on road from moving vehicle. The body and wheels shall be cleaned and washed thoroughly to avoid spreading of waste on road.
8. The copy of approved Construction and Demolition Management Plan Shall be accompanied with each and every vehicle under this

approval. The developer shall issue the proper Challan for each and every trip of vehicles and that shall be acknowledged by the agency of unloading site. The developer shall maintain record of C&D material transported and shall make it available to MCGM and / or Monitoring Committee whenever required for inspection.

9. The approval is granted presuming that the papers submitted by the applicants / Owners are genuine. For any dispute arising out of documents submitted by applicant, POA / Occupant / Owner shall be held responsible as prescribed under the law prevailing in force.
10. The approval granted hereto does not absolve the other approval required from the other department of M.C.G.M. OR Govt. authorities.
11. In case of disputes, court matters etc. related to the subject site / land / property, this approval cannot be treated as a valid proof.
12. In case of any breach of condition is brought to the notice of MCGM or Monitoring Committee, Show Cause Notice will be issued and decision will be taken within one month as expeditiously as possible, which shall be binding on you / land owner.
13. This approval is not a permission for excavation or permission for dumping but this is the only approval under Construction & Demolition Waste Management Plan for the transportation of Construction & Demolition Waste for unloading at designated unloading site.
14. You / Land owner shall submit valid Bank Guarantee from the bankers approved by the MCGM and the amount applicable as per attached table. The bank guarantee remains valid till grant of Occupation Certificate (OCC).
15. The license architect / license engineer shall upload compliance report in respect of Construction & Demolition Waste Management Plan, any breach will entitle the cancellation of building permission and work will be liable to stop immediately.
16. (A) Project Total Estimated Qty (Brass) :2500
(B) Obtained NOC(s) Total Qty (Brass): 500

Note:

1. The above remarks are system generated based on the input data submitted by Architect / Consultant / L.S and if in future it is found that the data is incorrect / fraudulent then the remarks deemed to be treated as cancelled and necessary action will be initiated.
2. The above remarks are system generated and does not require any signatures.
3. This C & D approval is issued subject to obtaining valid IOD / CC. Actual transportation shall begin after obtaining valid IOD / CC only.



**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

(A venture of ULTRA TECH Environmental Consultancy)

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-14909 (Valid up to 17/11/2028)

Lab. recognized by CPCB, MoEF&CC [GOI] under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab Operates at : Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: 022-45119250, 022-45119239 / +91-7039076680 Email: lab@ultratech.in

TEST REPORT

ISSUED TO: M/s. ICONIC PROPERTIES PRIVATE LIMITED
301, Aman Chambers, 3rd Floor, SVS Road, Opposite Bengal
Chemicals, Prabhadevi, Mumbai-400025
Project Site: "FP No. 426/A & 426/B, Village: Mahim
Tehsil & District: Mumbai "

REPORT NO. : UT/ELS/REPORT/IPPL/001/05-2025
ISSUE DATE. : 26/05/2025
YOUR REF. : 426WOJ0000225-26
REF. DATE. : 15/05/2025

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: : IPPL-05/2025
Sampling Procedure : UT/LQMS/SOP/AA01A
Sample Registration Date : 20/05/2025
Date of Sampling : 19/05/2025 to 20/05/2025
Time of Sampling : 10:40 Hrs. to 10:40 Hrs.
Analysis Starting Date : 20/05/2025
Analysis Completion Date : 23/05/2025

AMBIENT AIR QUALITY MONITORING

Location Code : AQ-1
Sample Location : At Project Site
Co-ordinates:
N-19°2'13.31"; E-72°50'49.65"
Height of Sampler : 1.0 Meter
Sampling Duration : 24 Hours
Ambient Air Temperature : 24.5°C to 32.8 °C
Relative Humidity : 43.5 % to 81.8 %

Sample Lab Code : UT/ELS/IPPL/001/05-2025
Survey Done By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS (Industrial, Residential, Rural and Other Area)
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2): 2023	6	µg/m ³	80
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	10	µg/m ³	80
3.	Particulate Matter (PM ₁₀)	IS:5182 (Part 23):2006	71	µg/m ³	100
4.	Particulate Matter (PM _{2.5})	IS 5182 (Part 24):2019	35	µg/m ³	60
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.1	mg/m ³	04

†: Sampling Period 1 Hr.

Opinions / Interpretations: The parameters tested above are found to be within 24 hourly Time Weighted Average of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV [The Gazette of India with Effect from Wednesday, November 18, 2009/KARTIKA 27, 1931].

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - POLLTECH; Model - PEM-RDS 8 NL BM; Sr. No. 1114	Valid up to - 14/02/2026
	Fine Dust Sampler	Make - POLLTECH; Model - PEM-ADS 2.5/10µ, Sr. No. 3220	Valid up to - 14/02/2026

Note: 1. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA00) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
2. This test report refers only to the sample tested.
3. Monitoring area coming under Industrial areas and observed values are relevant to sample collected only.
4. This test report may not be reproduced in part, without the permission of this laboratory.
5. Any correction invalidates this test report.
6. Weather was Sunny & Cloudy

- END OF REPORT -**Authorized By:**

Shailesh Salvi
(Authorized Signatory)

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

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

TEST REPORT

ISSUED TO: M/s. ICONIC PROPERTIES PRIVATE LIMITED
301, Aman Chambers, 3rd Floor, SVS Road, Opposite Bengal
Chemicals, Prabhadevi, Mumbai-400025
Project Site: "FP No. 426/A & 426/B, Village: Mahim
Tehsil & District: Mumbai "

REPORT NO. : UT/ELS/REPORT/IPPL/002/05-2025
ISSUE DATE. : 26/05/2025
YOUR REF. : 426WOJ0000225-26
REF. DATE. : 15/05/2025

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : IPPL-05/2025
Sampling Procedure : UT/LQMS/SOP/N01
Survey Done By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT NOISE LEVEL MONITORING

Sample Lab Code : UT/ELS/IPPL/002/05-2025
Date of Monitoring : 19/05/2025 to 20/05/2025

Sr. No.	Location	Noise Level Reading in dB(A) Leq							
		Time (Hrs)	Day dB(A)			Time (Hrs)	Night dB(A)		
			Leq	Lmin	Lmax		Leq	Lmin	Lmax
01.	NQ- 01 At Project Site, Co-ordinates: N -19°2'12.71"; E-72°50'50.17"	06:00 to 07:00	47.8	38.9	55.8	22:00 to 23:00	43.5	35.6	52.6
		07:00 to 08:00	52.5	41.3	59.6	23:00 to 00:00	42.9	36.4	53.2
		08:00 to 09:00	54.6	43.2	65.3	00:00 to 01:00	41.8	37.2	52.1
		09:00 to 10:00	57.6	42.6	67.8	01:00 to 02:00	42.7	36.2	51.6
		10:00 to 11:00	59.8	43.2	66.5	02:00 to 03:00	43.6	35.6	53.2
		11:00 to 12:00	57.2	42.1	65.4	03:00 to 04:00	42.5	36.1	52.1
		12:00 to 13:00	56.3	43.5	63.2	04:00 to 05:00	41.7	35.3	51.6
		13:00 to 14:00	53.2	42.1	62.1	05:00 to 06:00	43.5	36.2	53.5
		14:00 to 15:00	52.1	41.6	61.5	--	--	--	--
		15:00 to 16:00	51.6	43.2	63.2	--	--	--	--
		16:00 to 17:00	49.6	42.1	58.9	--	--	--	--
		17:00 to 18:00	50.6	41.6	59.8	--	--	--	--
		18:00 to 19:00	47.6	40.6	58.7	--	--	--	--
		19:00 to 20:00	46.5	38.9	57.6	--	--	--	--
		20:00 to 21:00	45.4	37.8	56.5	--	--	--	--
		21:00 to 22:00	44.2	36.5	55.3	--	--	--	--
		L ₁₀	56.9			<i>Limits in dB(A) Leq as per THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000 (See rule 3(1) and 4(1)) Ambient Air Quality Standards in respect of Noise</i>			
		L ₅₀	47.7						
		L ₉₀	42.6						
		Day Leq	53.9			55			
		Night Leq	42.8			45			

Opinions / Interpretations: The observed values for Leq dB(A) for Day Time & Night Time are Within the standard limits as per Ambient Air Quality Standards in respect of Noise prescribed in The Noise Pollution (Regulation and Control) Rules, 2000 for Residential Zone.

Note: 1. Monitoring area coming under Residential Zone.
2. Day Time - 06:00 Hrs to 22:00 Hrs and Night Time - 22:00 Hrs to 06:00 Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL4033SD, Sr. No. Q679023	Valid up to - 14/02/2026

Note: 1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

- END OF REPORT -**Authorized By:****Shailesh Salvi**
(Authorized Signatory)

Page 1 of 1

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

Thane HO: Tel: +91-22-49743482 Email: sales@ultratech.in

Pune: +91-20-29525517 - pune@ultratech.in, Kochi: +91 0484 4301947/ +91-9895200526 - kochi@ultratech.in,

Kolkata: +033-40089145 / +91- 3335 746 566 - kolkata@ultratech.in, Gujarat: +91-9558117469 - gujarat@ultratech.in

GST: 27AADCU4659H120

CIN NO: U74900MH2023PTC415102

UT - 008864

**MUNICIPAL CORPORATION OF GREATER MUMBAI
TREE AUTHORITY**

Office of the Supdt. of Gardens
Veermata Jijabai Bhosale Udyan,
Penguin Building , 2nd Floor
Dr. Ambedkar Road, Byculla (East),
Mumbai-400 027.

To,
M/s. Iconic Property Developers Pvt Ltd,
15-B, Mahim Mata Building,
Marinagar Colony, Mahim,
Mumbai- 400 016

Dy.S.G./C/ 23 /CG-OC/Prop/BB/ I /MDG/ 6869
Date:- 07-11-2023

Sub : Permission for Cutting & Transplanting of trees affecting in proposed redevelopment of property bearing F.P.no. 426 -B, TPS – III, Mahim Div, situated at Senapati Bapat Road, Mahim (W), Mumbai- 400 016 in 'G/North' ward.

Sir/ Madam,

Please refer to your letter no. Nil dt. **26.07.2021** for granting permission for Cutting & Transplanting of trees affecting in proposed redevelopment of property bearing F.P.no. 426 -B, TPS – III, Mahim Div, situated at Senapati Bapat Road, Mahim (W), Mumbai- 400 016 in 'G/North' ward has been considered by the Hon. Municipal Commissioner & Chairman, Tree Authority under Section 8(6) of The Maharashtra (Urban Areas) Protection & Preservation of Trees Act 1975, as modified up to January 2018 vide **Municipal Commissioner Sanction No. MDG/ 6869 dt 14.10.2021.**

Hence, You are hereby directed to plant 24 nos trees in lieu of **Cutting 12** (Twelve) nos. of tree (Tree Sr. no- 01 to 05, 10 to 13, 17, 18, 20) within 15 days from the execution of trees cutting, **Transplanting 04** (Four) no. of trees (Tree Sr. no- 14, 15, 16, 19).

You are requested to inform the Jr. Tree officer / Hort. Asstt. of concern ward about the date and time of cutting of trees as per permission, so that the representative of this office will remain present to ensure the work carried out properly Jr. Tree office 'G/N' ward whose contact no is 9619514656.

The remaining 04 (Four) nos. of tree (Tree Sr. no. 06, 07, 08, 09) shall be **Retained** as it is as per plan attached.

Whoever fells any tree or causes any tree to be felled in contraventions of the provisions of the Act or without reasonable excuse fails to comply with any order issued or condition imposed by the Tree Officer or the Tree Authority or voluntarily obstructs any member of the Tree Authority or the Tree Officer or any Officers and Servants subordinate to him in the discharge of their functions under this Act, shall, on conviction, be punished with the fine of not less than one thousand rupees which may extend upto five thousand rupees for every offense and also with imprisonment for a term of not less than one week, which may extend up to one year. The felling or causing of felling of each tree without the permission of the Tree Authority shall constitute a separate offense.

As per provision under section 19 (b) you are directed to plant trees in open spaces as well as R.G. area as per the norms of Tree Authority before getting occupation /completion certificate of the propose work.

As per direction of the Tree Authority, you are hereby directed to submit the photographs taken while transplanting of tree and the C.D. of the transplantation of the tree you are also requested to plant indigenous variety of tree having circumference of 6" above and height of 10'-12' above. The list of indigenous variety of trees is enclosed herewith for your ready reference and compliance.

Thanking you.

Yours faithfully,


**Supdt. of Gardens
& Tree Officer**

List of Indigenous variety of trees

Sr No.	Common Name	Botanical Name
1	Wad	Ficus bengalensis
2	Pimpal	Ficus religiosa
3	Umber	Ficus glomerata
4	Kanchan	Bauhinia purpurea
5	Kadamb	Anthocephalus indicus
6	Gunj	Adenanthera pavonia
7	Palas	Butea monosperma
8	Neem	Azardirachta indica
9	Mahogani	Swietenia mahigani
10	Mahua	Madhuca indica
11	Bahava	Cassia fistula
12	Sag	Tectona grandis
13	Arjun	Terminalia arjuna
14	Ain	Terminalia crenulata
15	Kinjal	Terminalia paniculata
16	Sita Ashok	Saraca indica
17	Undal	Calophyllum inophyllum
18	Nagkesar	Mesuaferrea
19	Champak	Magnolia Sps.
20	Shivan	Gmelina arborea
21	Shirish	Albigia lebek
22	Bakul	Mimusops elengi
23	Beal	Aegle marmelos
24	Taman	Lagerstroemia speciosa
25	Hirda	Terminalia chebula
26	Beheda	Terminalia belerica
27	Coconut	Cocos nucifera
28	Awla	Emblia officinallis
29	Khair	Acacia catechu
30	Tetu	Oroxylum indicum
31	Chinch	Tamarandus indicum
32	Putranjva	Putranjiva roxburghi
33	Jangli Badam	Sterculia foetida
34	Bibba	Semecarpus anacardium
35	Thevetia	Thevetia peruvians
36	Ritha	Sapindus laurifollius
37	Chandan	Santalum album
38	Kumbha	Careya arborea
39	Fishtail palm	Caryota urens
40	Khajur	Phoenix sylvestre
41	Chafa	Plumeria rubra

**Having circumference of 1' above and height of 15' above, as per Tree Authority's resolution no.500, dt.18.03.2011

सूचना

"सुरज - वन बिझनेस ब्रे" या नावाने ओळखल्या जाणाऱ्या व्यापारी इमारतीच्या विस्तार विकासाचा प्रस्ताव असून ही इमारत महिम विभागातील टीपीएस क्रमांक III, जी/नॉर्थ वॉर्ड, सेनापती बापट मार्ग आणि भागोजी कीर रोड यांच्या संगमावर, महिम (पश्चिम), मुंबई, महाराष्ट्र, भारत येथे असलेल्या एफ.पी. क्रमांक ४२६/ए आणि ४२६/बी या भूखंडावर स्थित आहे. मेसर्स आयकॉनिक प्रॉपर्टी डेव्हलपर्स प्रायव्हेट लिमिटेड या कंपनीला पर्यावरण विभाग, महाराष्ट्र शासनामार्फत राज्यस्तरीय पर्यावरण परिणाम मूल्यांकन प्राधिकरण (एसईआयएए) कडून दि. २४ सप्टेंबर २०२५ रोजी पर्यावरणीय मंजूरी देण्यात आली आहे. प्रस्ताव क्रमांक: एसआईए/एमएच/इन्फ्रा२/५४५४८४/२०२५. या मंजूरी पत्रांच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत तसेच <http://parivesh.nic.in> या संकेतस्थळावर पाहता येऊ शकतात.

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बँक ऑफ इंडिया
Bank of India **BOI**

Relationship beyond banking



असेट रिकव्हरी मॅनेजमेंट शा
बँक ऑफ इंडिया इमारत, १ला मजला, एस
(पश्चिम) मुंबई - ४०००५८. फोन: ०२२-
ईमेल: Asset.MMZ@bankofindia

कळजा सूचना

NOTICE

that MR. JITESH is the owner of Land area 1.11.90 Hectore UTTAN, Taluka No. 190/K, Area 5 is interested to sale to the intending

stitution, person etc. imate to my client about any claim respect above land of within 14 days it will be treated claim is their over

Sd/-

R. J. MISHRA
ocate High Court
Bldg., Navghar
hane - 401105.

the Ministry of
limate Change

l Environment
rity (SEIAA),

d "Environment
Commercial &

ot bearing Old
H.No.1A (pt), 2

yandar, Taluka-
Maharashtra"

/MH/INFRA2/
ntification No.

dated 24th
said Clearance

the website at
Span Realtors

NOTICE

Proposed Expansion of development of Commercial Building known as "Suraj - One Business Bay" situated at plot bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, Maharashtra, India by M/s. Iconic Property Developers Private Limited which company was accorded the Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Environment Department, Govt. of Maharashtra on **24th September 2025 - proposal number SIA/MH/INFRA2/545484/2025**. The copies of clearance letters are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://parivesh.nic.in>

PUBLIC NOTICE

This notice is to inform the public at large that my client Mrs. Aarti Bharat Bhushan Bindra, along with Late Shri Bharat Bhushan Tarachand Bindra had entered into a purchase agreement with the developers of project named L&T Rejuve 360, for Flat No. 902, T/1, L&T rejuve 360, LBS Road, Mulund (west) Mumbai dated 16/12/2020. That on 31.05.2023 Shri Bharat Bhushan Bindra expired leaving behind his wife, Mrs. Aarti Bharat Bhushan Bindra and his son Mr. Rakesh Bharat Bhushan Bindra. That my client, Aarti Bharat Bhushan Bindra and his son, Mr. Rakesh Bharat Bhushan Bindra are the only surviving legal heir of Shri Bharat Bhushan Bindra. Accordingly now the share of property in the name of LATE BHARAT BHUSHAN BINDRA amounting to 50 % is equally divided

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PROJECT

Sd/-
Thane Municipal Co
Mahanagar Palika Bha
Arunkumar Vaidy
Chandan Wadi, Pan
Thane - 400602. Ma

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MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000260051/CE/2511001151

Date: 17/11/2025

To,

M/s. Iconic Property Developers Private
Limited (Proposed Commercial Building),
FP No. 426/A and 426/B at Mahim division,
G/North ward situated at the junction of
Senapati Bapat Marg & Bhagoji Keer Road,
Mahim (West), Mumbai.



Sub: Consent to Establish for Proposed Commercial Building Construction Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-I
 2. Minutes of 10th CC meeting dtd-29.10.2025.

Your application NO. MPCB-CONSENT-0000260051

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.302.27 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Proposed Commercial Building Construction Project named as M/s. Iconic Property Developers Private Limited (Proposed Commercial Building), FP No. 426/A and 426/B at Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai on Total Plot Area of 2,964.07 Sq.Mtrs for construction BUA of 42,700.00 Sq.Mtrs out of Total Construction BUA of 42700.00 Sq.Mtrs as per EC granted dated-24.09.2025 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-24.09.2025	2964.07	42700.00

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	84	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-2	DG Set- 1250 KVA	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	138 Kg/Day	Segregation	segregation and handover to authorized vendor
2	Wet Waste	94 Kg/Day	OWC	use as manure
3	STP Sludge	8 Kg/Day	Drying	use as manure

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

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

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	172.00	Kg/M	Sent to Authorized Reprocessor

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 25 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. The Project Proponent shall comply with the Environmental Clearance obtained dtd-24.09.2025 for construction project having total plot area of 2964.07 Sq. Mtrs and total construction BUA of 42700.00 Sq. Mtrs as per specific condition of EC.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

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



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Signed by: **Shri. M. Devender Singh**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-11-17 16:30:54 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	540000.00	MPCB-DR-36551	11/09/2025	RTGS
2	64540.00	MPCB-DR-36537	11/09/2025	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai I
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & obtaining E.C.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **90 CMD for treatment of domestic effluent of 84 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	94.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-2	DG Set-1250 KVA	Acoustic Enclosure	5.00	Diesel 259 Kg/Hr	1	SO ₂	120 Kg/Day

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

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

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

- 8 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 9 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



File No: SIA/MH/INFRA2/545484/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated 24/09/2025



To,

Rahul J thomas
iconic property developers private limited
301, 3RD, FLOOR. AMAN CHAMBERS , VEER SAVARKAR MARG , OPP. BENGAL
CHEMICALS , PRABHADEVI , MUMBAI - 400025, Mumbai Suburban, MUMBAI,
MAHARASHTRA, 400025
rahuljthomas@surajestate.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Commercial Building at Plot bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra, India by M/s. Iconic Property Developers Private Limited. submitted to Ministry vide proposal number SIA/MH/INFRA2/545484/2025 dated 21/07/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3802MH5706403N
(ii) File No.	SIA/MH/INFRA2/545484/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Commercial Building at Plot bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra, India by M/s. Iconic Property Developers Private Limited.
(vii) Name of Project	
(viii) Name of Company/Organization	iconic property developers private limited
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no

Plot/Survey Khasra Nos.: FP No. 426A and 426B

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 04/09/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 04/09/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Rahul J thomas under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	Sr. No.	Conditions
	1	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3	PP to obtain (i) Storm Water Drain Connection, (ii) Tree NOC, (iii) Tree NOC (iv)

S. No	EC Conditions								
	<table border="1"> <tr> <td></td><td>Railway NOC as the site is only 24.15 meter from the railway area. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.</td></tr> <tr> <td>4</td><td>PP to make proposed commercial area as single use plastic free area.</td></tr> <tr> <td>5</td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td>6</td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time</td></tr> </table>		Railway NOC as the site is only 24.15 meter from the railway area. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.	4	PP to make proposed commercial area as single use plastic free area.	5	PP to complete tree plantation within the site during construction phase.	6	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time
	Railway NOC as the site is only 24.15 meter from the railway area. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.								
4	PP to make proposed commercial area as single use plastic free area.								
5	PP to complete tree plantation within the site during construction phase.								
6	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time								

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Proposed Commercial Building at Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai	Proposed Commercial Building at Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai	42700	sq. mt.	--	Total construction BUA area i.e. FSI + Non-FSI

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/545484/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Iconic Property Developers Private Limited,
FP No. 426/A and 426/B, TPS III of Mahim division,
G/North ward, he junction of Senapati Bapat Marg &
Bhagoji Keer Road, Mahim (West), Mumbai.

Subject : Environmental clearance for Proposed Commercial Building at Plot bearing FP No. 426/A and 426/B, TPS III of Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra, India by M/s. Iconic Property Developers Private Limited.

Reference : Application no. SIA/MH/INFRA2/545484/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 245th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 304th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 04th September, 2025.

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

Sr. No.	Description	Details
1.	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, Eco sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9 th August 2024	No
2.	Proposal Number	SIA/MH/INFRA2/545484/2025
3.	Name of Project	Proposed Commercial Building at Mahim division, G/North ward situated at the junction of Senapati Bapat Marg & Bhagoji Keer Road, Mahim (West), Mumbai, State: Maharashtra
4.	Project category	8 (a)
5.	Type of Institution	Private

Sr. No.	Description	Details					
6.	Project Proponent	Name	M/s. Iconic Property Developers Private Limited Mr. Rahul J Thomas (Director)				
		Regd. Office address	301, Aman Chambers, 3 rd Floor, SVS Road, Opposite Bengal Chemicals, Prabhadevi, Mumbai – 400025				
		Contact number	9820436499				
		E-mail	rahuljthomas@surajestate.com				
7.	Consultant	ULTRA TECH Certificate No: NABET/EIA/24-27/RA 0378 Validity: 18 th October 2027					
8.	Applied for	New					
9.	Location of the project	FP No. 426/A and 426/B at Village: Mahim, Tehsil & District: Mumbai , State: Maharashtra, India.					
10.	Latitude and Longitude	Latitude: 19°2'13.80 N Longitude: 72° 50'50.00" E					
11.	Plot Area (sq.m.)	2,964.07 sq. mt.					
12.	Deductions (sq.m.)	332.87 sq. mt.					
13.	Net Plot area (sq.m.)	2631.20 sq. mt.					
14.	Ground coverage (m ²) & %	1773.27 sq. mt. (67%)					
15.	FSI Area (sq.m.)	20,005.30 sq. mt.					
16.	Non-FSI (sq.m.)	22,694.70 sq. mt.					
17.	Proposed built-up area (FSI + Non FSI) (sq.m.)	42,700.00 sq. mt.					
18.	TBUA (m ²) approved by Planning Authority till date	Concession Approval dated 08.07.2025 issued by Brihanmumbai Municipal Corporation for total construction Built up area 42,700.00 sq. mt.					
19.	Earlier EC details with Total Construction area, if any.	Not applicable					
20.	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	Not applicable					
21.	Previous EC / Existing Building			Proposed Configuration			Reason for Modification/ Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	--	--	--	One Commercial building	2 Basements + Ground floor + 1 st floor + 1 st to 8 th Podium Parking floor + E Deck/ Stilt Level + 1 st to 6 th Office floors + Service floor + 7 th to 14 th Office Floors + 15 th (pt.) Office floor	107.70	--

Sr. No.	Description	Details		
22.	No. of Tenements & Shops	Retail and Offices		
23.	Total Population	2319 nos.		
24.	Total Water Requirements CMD	97 CMD		
25.	Under Ground Tank (UGT) location	Basement		
26.	Source of water	Brihanmumbai Municipal Corporation (BMC)		
27.	Sewage Generation CMD & % of sewage discharge in sewer line	84 CMD % of treated sewage discharge in sewer line: 35% (27 KLD)		
28.	STP Capacity & Technology	One STP of capacity 90 KL Technology: Moving Bed Biofilm Reactor (MBBR)		
29.	STP Location	Basement		
30.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Non – biodegradable waste	9 kg/day	Segregation of solid waste into biodegradable and non-biodegradable and disposal of segregated waste to authorized recyclers.
		Biodegradable waste	6 kg/day	
		Demolition debris	1415 Cum	Shall be disposed to the authorized landfill site with prior permission from Solid Waste Management Department, BMC.
		Excavation material	3000 cum	
		Construction waste	--	Shall be partly reused on site and partly shall be disposed to authorized landfill site with prior permission of Solid Waste Management Department, BMC
31.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Non – biodegradable waste	138 kg/day	To authorized recyclers
		Biodegradable waste	94 kg/day	Treatment of biodegradable waste in Organic Waste Converter
		E waste	172 kg/ Month	Provision of separate storage at a common designated location and disposal through authorized recyclers as per E-waste (Management) Amendment Rules, 2016 & 2022 amended from time to time.
		STP Sludge (dry)	--	Use as manure
32.	R.G. Area in sq. m.	RG required: 526.24 Sq. mt. (20% of plot area) RG provision on Mother earth: 526.48 sq.mt. Existing trees on plot: 24 Nos.		

Sr. No.	Description	Details
		Number of trees to be cut/ transplant: 10 Nos. Number of trees to be retained: 14 Nos. Number of trees to be planted: a) In RG area: 136 nos. (including periphery plantation) b) In Miyawaki Plantation (with area): 81 nos. (Area: 32 sq. mt.) Total Nos. of trees after development: 231 Nos.
33.	Power requirement	During Operation Phase: Connected load (kW): 4124 kW Maximum demand (kW): 2372 kW
34.	Energy Efficiency	a) Total Energy saving (%): 21.23 % b) Solar energy (%): 5.13 %
35.	D.G. set capacity	2 DG sets of Capacity 1250 kVA each
36.	No. of 4-W & 2-W Parking with 25% EV	4 Wheeler: 348 nos. 2 Wheeler: 104 nos. Provision of E-charging facilities (25% of 4 wheeler and 2 wheeler)
37.	No. & capacity of Rain water harvesting tanks / Pits	Provision of rain water harvesting tanks of total capacity 74 KL
38.	Project Cost in (Cr.)	Rs. 302.27 Cr.
39.	EMP Cost	EMP Costing including costing towards disaster management: a) Construction Phase: Rs. 1257.87 Lacs b) Operation Phase: • Capital Cost: Rs.989.96 Lacs • Operational and Maintenance Cost: Rs. 50.33 Lacs/ annum
40.	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--
41.	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No litigation against the project or land

3. Proposal was considered by SEIAA in its 304th (Day-2) meeting held on 04th September, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to

time

3. PP to obtain (i) Storm Water Drain Connection, (ii) Tree NOC, (iii) Tree NOC (iv) Railway NOC as the site is only 24.15 meter from the railway area. The planning authority shall not grant commencement certificate unless PP obtain all NOCs.
4. PP to make proposed commercial area as single use plastic free area.
5. PP to complete tree plantation within the site during construction phase.
6. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 526.48 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA decided to grant EC for FSI- 20005.30 m², Non FSI- 22,694.70 m², Total BUA-42700.00 m². (Plan approval No- P-7541/2021)/G/NORTH/FP/337/2/AMEND, dated-08.07.2025)

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.

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 City.
6. Commissioner, Brihnmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.


Jayashree Bhoj
(Member Secretary, SEIAA)

