

Riddhi Shinde

From: Riddhi Shinde
Sent: Monday, November 24, 2025 11:11 AM
To: eccompliance-mh@gov.in; ec-rdw.cpcb@gov.in
Subject: EC Compliance for April 2025 - September 2025 Of [M/s. BKC Properties Pvt. Ltd. for proposed vertical extension of the Existing Commercial Office Building "Vibgyor" at PlotC-62, 'G' Block, Bandra Kurla Complex, Bandra (E), Mumbai, Maharashtra]
Attachments: Six Monthly Compliance Report April 2025 to September 2025.pdf

Respected Sir/Madam,

As per MoEF&CC notification vide No. SO 5845(E) Dated-26.11.2018 AND as informed by Central Pollution Control Board, Regional Directorate (West), Vadodara regarding digital transaction of EC Compliance report under Government of India initiatives for promoting e-office through digital transaction of activities, we are submitting herewith six-monthly EC compliance status report for period April 2025 to September 2025 for proposed vertical extension of the Existing Commercial Office Building "Vibgyor" at Plot C 62, 'G' Block, Bandra Kurla Complex, Bandra (E), Mumbai by M/s. BKC Properties Pvt. Ltd. in pdf format with signed and stamped by authorized signatory of the project.

Documents enclosed herewith are as listed below:

1. Cover letter
2. Datasheet
3. EC compliance status report
4. List of annexures
5. Documents as per list of annexures

Hope the above is to your satisfaction.

Regards,
Riddhi Shinde,
Compliance Scientist



Head Office | 107/110, Hiren Light Industrial Estate, Mogul Lane, Mahim, Mumbai 400016
Laboratory | Plot P-1, MIDC Commercial Plots, Mohopada, P.O. Rasayani, Tal. Khalapur, Dist. Raigad 410222
022-42127500 | contact@aespl.co.in

0/c
BKC PROPERTIES PRIVATE LIMITED

CIN: U45200MH2003PTC142869

**C/62, VIBGYOR TOWER, 14TH FLOOR, OPP. TRIDENT HOTEL,
BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400098.**

Tel: 022-43119000, Email Id: mumbaioffice@kothariproducts.in

Date: 12th November 2025

**To,
The CCF, Regional Office, Western Region,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001**

Sub: Submission of Environmental Clearance Compliance Status for the period of April 2025 to September 2025.

Ref: Environmental Clearance granted to our project vide No. Environment Clearance No. SEAC-2014/CR-152/C-1 Dated: 28th January 2016 & SEIAA-EC-0000002258 dated 1st June 2020.

Dear Sir,

We have received Environmental Clearance for the proposed vertical expansion of existing Commercial office building "Vibgyor" at plot C-62, G Block, Bandra Kurla Complex, Bandra (East), Mumbai by M/s BKC Properties Pvt. Ltd.

As per conditions stipulated in Environmental Clearance, we are submitting herewith six-monthly compliance status report for the period of April 2025- September 2025. along with the desired information and copies of documents are as under:

1. Data sheet
2. EC Compliance report
3. Post Monitoring Report (April 2025- September 2025.)

We hope the above is to your satisfaction.

Thanking You.

Yours faithfully,

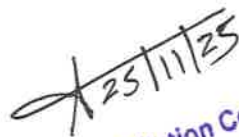
For BKC Properties Pvt. Ltd.


Authorized Signatory

**Encl: a/a
CC to:**



- ✓ **1. The Member Secretary, Maharashtra Pollution Control Board, 3rd Floor, Kalpataru Point, Sion, Mumbai- 400 022.**
- 2. Central Pollution Control Board, Parivesh Bhavan, Opp. Vardaan word office No. 10, Subhanpura, Vadodara.**


Maharashtra Pollution Control Board
Kalpataru Point, 2nd Floor, Sion Circle,
Opp. Cine Planet, Sion (East),
Mumbai - 400 022.
Tel. 24010477 / 24020781.
Website : www.mpcb.gov.in

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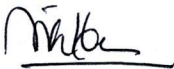
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Yours faithfully,

For BKC Properties Pvt. Ltd.


Authorized Signatory

Encl: a/a

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Datasheet

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

MINISTRY OF ENVIRONMENT & FORESTS

REGIONAL OFFICE (W), NAGPUR

Monitoring Report

PART - I

DATA SHEET

1.	Project type: River-valley/Mining/Industry/Thermal/Nuclear/Other (Specify)	Construction (Commercial Office Building)
2.	Name of the Project	Proposed vertical extension of the Existing Commercial Office Building "Vibgyor" at Plot C-62, 'G' Block, Bandra Kurla Complex, Bandra (E), Mumbai.
3.	Clearance letter (s)/OM No. And Date	Environment Clearance No. SEAC-2014/CR-152/C-1 Dated: 28 th January 2016. AND Environment Clearance No. SEIAA-EC-0000002258 dated 1 st June 2020.
4.	Location: a) District (s) b) State (s) c) Location d) Latitude/Longitude	Mumbai Maharashtra Block G, Plot No. C-62, Bandra-Kurla complex, Bandra (East) Latitude: 19°04'03.13" Longitude: 72°52'01.45"
5.	Address for correspondence a) Address of the Concerned Project Chief Engineer (With Pin Code and telephone/telex/fax numbers)	M/s. BKC Properties Pvt. Ltd. Raheja Tower, Block G, Plot No. C-30 Kurla Complex, Bandra (E), Mumbai-400051
6.	Salient features a) Of the project	Vertical expansion of existing commercial building 'VIBGYOR': 2 Basements + Ground (Part Stilt) + 12 Upper Floors + 13th Part Refuge Floor + 14th Part Floor. FSI area (sq. m.): 13,505.56 sq. m. (after expansion) Non FSI area (sq. m.): 11,058.90 sq. m. (after expansion) Total BUA area (sq. m.): 24,564.66 sqm (after expansion)

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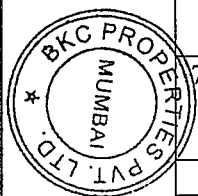
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Datasheet

7.	b) Of the Environmental management plans	A separate budget is allocated for implementation of environmental protection measures EMP. A separate budget is allotted for environment management cell. An item wise budgetary break up is provided below:			
		a) Construction phase (with Break-up):			
		Attributes	Parameter	Total Cost/annum (Rs. In Lacs)	
		Health and safety of construction labours	Provision of safety and sanitation facilities for labours	6.0	
		Operation Phase (with Break-up):			
		Component	Description	Capital cost (Rs. In Lacs)	O & M cost (Rs. in Lacs/yr)
		STP	STP of capacity 75 CMD	26	16
		Environmental monitoring	Monitoring of air, water, soil, waste water, DG stack, noise etc. parameter	Nil	5
		Solid waste management	Waste collection, storage and disposal	10	1.5
		Energy conservation measures	-	83.63	15
		Green belt development	Landscaping on plot area	36.06	2.14
		Total		167.69	26.64
7.	Break up of the project area				
	a) Submergence area forest and non-forest	Not Applicable			
	b) Others	Not Applicable			
	a) Total Plot Area	4,289.49 sq. m.			
	b) Built Up Area (construction area)	24,446.36 sq. m.			



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Datasheet

	c) Open Space Available	2,657.40 sq.m.
	d) Green belt area	573.80 sq.m.
8.	Break up of the project affected population with enumeration of those losing house/dwelling units only agricultural land only. Both dwelling units and agricultural land and landless laborers/artisans: a) SC, ST/Adivas b) Others	Not applicable
9.	Financial details: a) Project cost as originally planned and subsequent revised estimates and the year of price reference: b) Allocation made for environmental management plans with item wise and year wise break-up.: 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 f) Actual expenditure incurred on the environmental management plans so far	Originally Planned: Rs. 5.00 Cr & subsequent revision- Rs 31.29 Cr Rs. 2.01 Cr. Yet to finalize Not Applicable Rs. 248 Cr. for whole bldg. Rs. 1.70 Cr
10.	Forest land requirement: a) The status of approval for diversion of forest land for non-forestry use b) The status of cleaning felling c) The status of compensatory afforestation, if any d) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience	Not Applicable Not Applicable Not Applicable Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Not Applicable
12.	Status of construction a) Date of commencement (Actual and/or planned)	Preparatory work started in Dec 2017



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	b) Date of completion (Actual and/or planned)	OC obtained till 14th floor May'24
13.	Reason for the delay of the project is yet to start	--
14.	Dates of site visits	
	(a) The dates on which the project was monitored by the Regional Office on previous occasions, if any	--
	(b) Date of site visit for this monitoring report	April 2025 - September 2025
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.)	Environment Clearance No. SEAC-2014/CR-152/C-1 Dated: 28 th January 2016 and Environment Clearance No. SEIAA-EC-0000002258 dated 1 st June 2020.



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Compliance Status Report

HALF YEARLY COMPLIANCE STATUS REPORT

Ref	Environment Clearance No. SEAC-2014/CR-152/C-1 Dated: 28 th January 2016. Annexure - II (A) Environment Clearance No. SEIAA-EC-0000002258 dated 1 st June 2020 Annexure - II (B)
To	M/s BKC Properties Pvt. Ltd.
For	Proposed vertical expansion of existing Commercial office building "Vibgyor" at plot C-62, G Block, Bandra Kurla Complex, Bandra (East), Mumbai by M/s BKC Properties Pvt. Ltd.
Status:	Building Work Completed. OC obtained till 14th floor

SPECIFIC CONDITIONS

Sr. No.	Condition	Compliance
I	PP to abide the conditions of civil aviation NoC.	We hereby agree to abide by the conditions mentioned in the Civil Aviation NOC. Copy of the same enclosed as Annexure - III.
II	PP to abide all conditions laid in the CFO NoC.	We hereby agree to abide by all the conditions mentioned in the CFO NOC. Copy of the same enclosed as Annexure - IV.
III	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	As per ESZ notification dated 14 th October'21, our project does not come under ESZ area of Flamingo Sanctuary.
IV	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal	CER was earlier included as per MoEF & Circular Dated 01/05/2018. However, we have now been informed that the said 'MoEF & Circular Dated 01/05/2018' has been expressly superseded (i.e., replaced and rendered void) by OM

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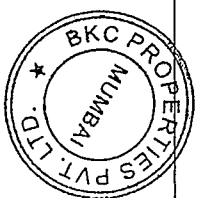
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	Corporation or collector or Environment Department.	No.F.No.22-65/2017/IA.III dt. 30/09/2020, and it is inter alia further mandated that the activity proposed by the Project Proponent of prescribed by EAC/SEAC (as the case may be), shall be part of the Environment Management Plan. As stated in the said OM dt. 30/09/20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) MoEF & Circular Dated 01/05/2018 is not applicable or required to be proposed or undertaken.
V	PP to ensure that CER plan gets approved from Municipal Commissioner.	CER was earlier included as per MoEF & Circular Dated 01/05/2018. However, we have now been informed that the said 'MoEF & Circular Dated 01/05/2018' has been expressly superseded (i.e., replaced and rendered void) by OM No.F.No.22-65/2017/IA.III dt. 30/09/2020, and it is inter alia further mandated that the activity proposed by the Project Proponent of prescribed by EAC/SEAC (as the case may be), shall be part of the Environment Management Plan. As stated in the said OM dt. 30/09/20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) MoEF & Circular Dated 01/05/2018 is not applicable or required to be proposed or undertaken.



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VI	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.	Yes, we will 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.
VII	SEIAA decided to grant EC for -FSI: 13505.76 m ² , non-FSI: 11058.90 m ² and Total BUA: 24564.66 m ² (Plan Approval no-TCP(P-2)/BKC-27(CC)/G/C-62/40/V1/168/2020	Noted.

GENERAL CONDITIONS

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Yes, Noted. Currently there is no generation & disposal of E- Waste at site. Generated if any will be disposed of as per E- Waste (Management and Handling) Rules, 2016. E-Waste returns submitted for the year 2024-2025 is enclosed herewith as Annexure - V.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	For existing buildings drinking water is supplied from BMC. The Occupational Certificate to the existing building was granted by MMRDA in year 2009. We have also received the Occupational Certificate from MMRDA for vertical expansion up to the 14 th floor. Copies of the same are enclosed herewith as Annexure - VI.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily imply that Forestry &	Not applicable as the project does not have any diversion of forest land. As per ESZ notification dated 14 th October'21, our project does not come under ESZ area of Flamingo Sanctuary.

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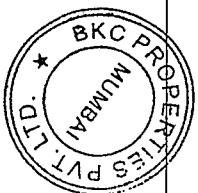
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	Wildlife clearance granted to the project which will be considered separately on merit.	
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Yes, we will abide to all the conditions stipulated by SEAC & SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according to commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Yes, said conditions are noted. Please refer to the Approved Layout Plan enclosed as Annexure-VII. NOC from High Rise Committee is not applicable as the height of the building is less than 70.0 Mts. At present Airport Authority of India has granted NOC for top elevation is 59.43 AMSL, same is enclosed herewith as Annexure - III.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have received Consent to Establish from MPCB, Copy of Consent to Establish for existing commercial building vide no. ROMUMBAI/ CONSENT/ 1609000620 Dated - 27 /09/2016 is enclosed as Annexure - VIII (A) We have also received renewed Consent to Establish with Expansion for Vertical Expansion of existing commercial building from MPCB vide no. Format 1.0/JD (WPC)/UAN No. 0000124489/CE/2204001959 dated 28.04.2022. Copies of CTE is enclosed herewith as Annexure - VIII (B). We have also received 1st Consent to



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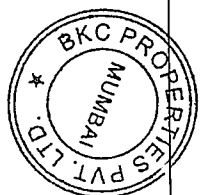
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		Operate (Part) from MPCB vide no. Format 1.0/CC/UAN No. 0000140412/CO/2212000338 dated 06.12.2022. Copy of the same is enclosed as Annexure - VIII (C). We have received renewal of consent to operate (Part) from MPCB vide no. Format1.0/CC/UAN No. 0000181691/CR/2403001647 dated 17.03.2024. Copy of the same is enclosed as Annexure - VIII (D). We have also received 1st Consent to Operate (Part II) from MPCB vide Format1.0/CC/UANNo.0000246097/CO/2508000873 dated 08.08.2025. Copy of the same is enclosed as Annexure - VIII (E).
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Yes, all the sanitary & hygienic measures is carried out during construction phase, and they are as under: 1. Safe & clean water for workers. 2. Access to toilets in existing building. 3. Regular disposal of Solid waste to MSW facility. 4. Accumulation of stagnant water is / will be avoided to prevent breeding of mosquitoes. The said measures will be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Yes, said condition is complied. • Yes, safe & clean drinking water will be provided to workers. • The sewage disposal will be carried out through the toilets attached to existing STP. • Accumulation of stagnant water will be



Signature: *Mbe*
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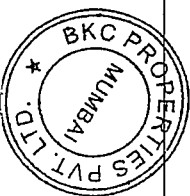
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Compliance Status Report

		avoided to prevent breeding of mosquitoes. • STP of 100 Cu. M capacity has been provided to dispose of generated wastewater. Photograph showing Drinking water facility & Sewage Treatment Plant are enclosed as Annexure - IX for your ready reference. Construction Waste Management: Construction waste generated during construction will be disposed off to the approved site for landfilling after recovering recyclable material.
IX	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.	Approximately 10 Lakh rupees has been invested for collection, storage and disposal of solid waste generated. Details of solid waste: Waste generation-100 kg/Day during construction phase. Bricks, concrete debris, floor tiles, wood, steel material, plastic sheet, tins, etc. will be segregated and recyclable materials will be handed over to authorized vendors. Waste generation in the operation phase: 270 kg/day • Dry waste (Kg/day): 162 Kg/day • Wet waste (Kg/day): 108 Kg/day • Hazardous waste (Kg/month): Used /Spent oil from DG & Transformer • Biomedical Waste (Kg/month) (if applicable): Nil • STP sludge: 1.0 kg/day. Mode of Disposal of Waste: • Dry waste: will be handed over to



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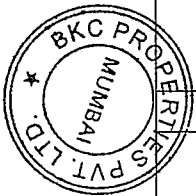
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		MCGM for recycling. • Wet waste: are handed over to agencies for disposal. • E-waste: will be disposed of through MPCB/CPCB authorized recyclers • Biomedical Waste: NA • STP sludge (Dry Sludge): Use as manure
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	• Total Solid waste generated at the site will be around 100 Kg/day in construction phase which includes Construction debris & Packaging materials. • Disposal of Solid Waste: The construction debris will be disposed of to the approved sited for landfilling after recovering recyclable material. • Metal waste will be disposed of for recycling through scrap dealers. • The solid waste generated due to packaging material will preferably be recycled and / or reused. • Dry waste: segregation and sale of recyclables, inerts to approved landfill site. • STP Sludge: The dried sludge will be used as manure for gardening.
XI	Arrangement shall be made that wastewater and storm water do not get mixed.	Treated waste water from STP with capacity of 100 Cu. m. will be recycled for flushing and gardening purpose. Separate drainage line will be provided to prevent mixing of additional waste water and storm water.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture /	Not applicable, as the project is for vertical expansion of existing building.



Signature
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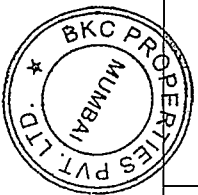
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	landscape development within the project site.	
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Not applicable, as the project is for vertical expansion of existing building.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	A total of 47 Nos. of Trees are planted around the plot. The landscape area provided is about 280.0 Sq. Mts. Photographs of landscape development are enclosed as Annexure – X .
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Not applicable as there is no source of Ground water & Soil. Environmental Clearance is granted for proposed vertical expansion of existing Commercial office building.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Not Applicable as no generation of bituminous material and other hazardous material till date at site. If generated will be disposed off as per rules and norms of the Maharashtra pollution control Board.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	We have also submitted Hazardous Waste return for year 2024-2025, copy of same is enclosed as Annexure – XI .
XVIII	The diesel generator sets to be used	DG Sets will be used during power failure /



Mh
Mh

April 2025 – September 2025

BKC PROPERTIES PRIVATE LIMITED

CIN: U45200MH2003PTC142869

C/62, VIBGYOR TOWER, 14TH FLOOR, OPP. TRIDENT HOTEL,
BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400098.

Tel: 022-43119000, Email Id: mumbaioffice@kothariproductions.in

Compliance Status Report

	during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	emergency only. We are already using existing DG sets: 2 × 1010 KVA: 2020 KVA (Common with all DG sets Provided). We ensure that DG sets used by us will be low Sulphur type & will have enclosure. Photographs of DG Set provided are enclosed as Annexure - XII .
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	There is no diesel storage in underground tanks at site. Diesel are stored in inbuilt DG tanks.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The vehicle hired for bringing construction material to the site is in good condition and has a pollution check certificate and it is operated only during non- peak hours.
XXI	Ambient noise levels should conform to residential standards both during the 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.	Ambient noise levels are maintained well within residential standards. Please refer to the monitoring report for Noise. Monitoring report is enclosed as Annexure - I . Adequate measures are taken to reduce ambient air and noise level to confirm to stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September 1999 and amended as on 27th August 2003.	Not applicable since there is no thermal plant located within 100 km of thermal power plant.

BKC PROPERTIES PRIVATE LIMITED

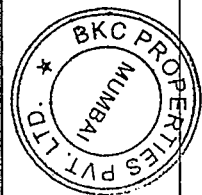
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Compliance Status Report

	(The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	
XXIII	Ready mixed concrete must be used in building construction.	Yes, ready mixed concrete is used and procured from M/s. RMC (India) Limited.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	The harvested rain water will be used for secondary purposes such as flushing and gardening. Proposed RWH tank plan enclosed as Annexure – XIII .
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Water demand during construction will be reduced by use of pre-mixed concrete, curing agents.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Not applicable since there is no source of ground water.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be	STP capacity with 100 CUM has been installed for treating the wastewater generated in the aggregate development. Recycled water is used for flushing and gardening purpose. STP Details: Capacity of STP: total capacity 100 KLD Location of the STP-Lower basement.



BKC PROPERTIES PRIVATE LIMITED

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Tel: 022-43119000, Email Id: mumbaioffice@kothariproductions.in

Compliance Status Report

	done. Necessary measures should be made to mitigate the odour problem from STP.	
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Not Applicable as no ground water source is used.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Yes, dual plumbing line for separation of grey and black water will be provided during construction phase.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Low flow fixtures, toilet flushing & drinking water will be provided.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	The following measures are taken for energy conservation. High-Performance Glazing: Most of the glazing area is on the north façade of the building - the shading coefficient and light transmittance for this glass were developed very carefully in order to enhance available daylight in the space and maintain visual comfort for the occupants without comprising on energy-efficiency.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Yes, roof will meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

BKC PROPERTIES PRIVATE LIMITED

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Compliance Status Report

XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting of the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar streetlights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Efficient Lighting Efficient Fluorescent Lamps (T5s) and luminaries with high coefficient of utilization have been used in most of the zones to achieve efficient lighting.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set will be only used during emergencies. We are already using existing DG sets: 2 × 1010 KVA (Total capacity 2020 KVA) (Common with all DG sets Provided). We will comply all the conditions specified by MPCB regarding location and emission standards of DG set.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the	Noise levels are controlled and kept below prescribed residential noise standards and regular monitoring is carried out report of

BKC PROPERTIES PRIVATE LIMITED

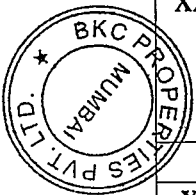
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	noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	the same has been enclosed as Annexure - I.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized, and no public space should be utilized.	Yes, said condition will be complied. We have proposed following traffic management plan: Entry and Exit Point: one Entry and Exit Roads: 45.0 mts of right way and 18.0 mts Parking Details: Number and area of basement: 2 Nos. Required car parks as norms: 101 Nos. Required space for transport vehicles: 6 Nos. Provided car parks: 138 Nos. Provided Space for transport vehicles: 6 Nos. Total parking Provided: 144 Nos. Two level; Basement + stilt (Part) will be used for parking vehicles.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Yes, Opaque wall will meet prescriptive requirement as per Energy Conservation Building Code.
XXXVII I	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Not Applicable. The proposed project is for vertical expansion at an existing commercial building.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the	Yes, said condition will be complied with. We have appointed M/s. Aditya Environmental Services Pvt. Ltd. (a MoEF



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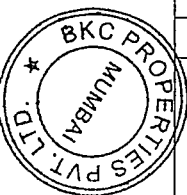
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Compliance Status Report

	construction phase, so as to avoid disturbance to the surroundings.	recognized laboratory) for monitoring of Environmental Parameters. Please refer Annexure - I.
XL	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.	Yes, we have received Environment Clearance No. SEAC-2014/CR-152/C-1 Dated: 28 th January 2016. Annexure - II (A) & Environment Clearance No. SEIAA-EC-0000002258 dated 1 st June 2020 Annexure - II (B).
XLI	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.	Yes, regular monitoring is carried out and six-monthly monitoring reports will be submitted to the department and MPCB regularly.
XLII	Project proponents 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 in Para 2. Prior certification from appropriate authority shall be obtained.	The proposal is for vertical expansion of the existing commercial office building which is already occupied. Occupational certificate had been obtained in 2009 for existing building. We have also received the Occupational Certificate (Part) from MMRDA for vertical expansion up to the 14 th floor. Copies of the same are enclosed as Annexure - VI. We ensure that completion of STP, MSW disposal facility, green belt development is done at site. STP capacity with 100 CUM has been allotted for treating the wastewater generated in the aggregate development. Recycled water is used for flushing and gardening purpose.
XLIII	Wet garbage 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	Yes, said condition is complied with. Wet waste generated is handed over to agencies for disposal. Sludge generated in STP is used as manure in Gardening.



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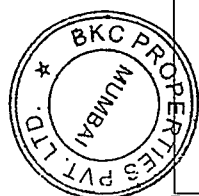
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Compliance Status Report

	outside the premises. Local authority should ensure this.	
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Proposal is for vertical expansion of existing commercial office building which is already occupied. Occupational certificate had been obtained in 2009 for existing building. We have also received the Occupational Certificate (Part) from MMRDA for vertical expansion up to the 14th floor. We ensure that completion of STP, MSW disposal facility, Green belt development is done at site. Photographs of landscape development are enclosed as Annexure - X .
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Yes, A complete set of all the documents will be submitted to department and will be forwarded to the MPCB regularly.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Yes, In the case of any change(s) in the scope of the project, we will apply for a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	A separate environmental management cell with qualified staff will be set up for implementation of stipulated environmental safe guards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure	A separate budget is allotted for implementation of environmental protection measures EMP. A separate budget is allotted for environment management cell. An item wise budgetary break up is provided below: a) Construction phase (with Break-up):



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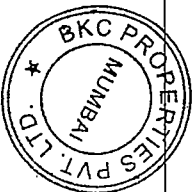
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Compliance Status Report

should reported to the MPCB & this department	Attributes	Parameter	Total Cost/annum (Rs. In Lacs)	
	Health and safety of construction labours	Provision of safety and sanitation facilities for labours	6.0	
	Operation Phase (with Break-up):			
	Component	Description	Capital cost Rs. In Lacs	Operation & Maintenance cost (Rs. in Lacs/yr)
	STP	STP	26	16
	Environmental monitoring	Monitoring of air, water, soil, waste water, DG stack, noise etc. parameters	Nil	5
	Solid waste management	Waste collection, storage and disposal	10	1.5
Energy conservation measures	-	83.63	15	
Green belt development	Landscaping on plot area	36.06	2.14	



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Compliance Status Report

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XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The project management has already published advertise in two local newspapers widely circulated in the region around the project i.e. Navshakti in Marathi language and The Free press journal. Copy of Advertisement are enclosed as Annexure - XIV.			
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1st December of each calendar year.	Yes, we will be regularly submitting six monthly compliance report in respect of the stipulated prior environmental clearance terms and conditions to the MPCB & department.			
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	The clearance letter is displayed on the website of the company, refer link- https://bkcproperty.com/			
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and	All prescribe parameters are monitored regularly. Post monitoring report is enclosed as Annexure I. It will be simultaneously being sent to the Regional			

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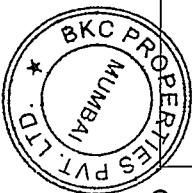
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Compliance Status Report

	shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, 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.	Office of MoEF, the respective zonal office of CPCB and the SPCB. Compliance report is uploaded on our company webpage, refer link- https://bkcproperty.com/
LIII	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&CC, the respective Zonal Office of CPCB and the SPCB.	Yes, will be regularly submitting six monthly reports on the status of compliance of the stipulated EC conditions. Regular monitoring is carried out and monitoring reports are enclosed as Annexure - I .
LIV	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&CC by e-mail.	Yes, latest Environmental Statement submitted for year 2023-2024 is enclosed as Annexure - XV . and the same is uploaded on our company webpage, refer link https://bkcproperty.com/



List of Annexures

Annexure - I	Post monitoring report
Annexure - II	EC Copies
Annexure - III	NOC from Airport Authority
Annexure- IV	CFO NOC
Annexure -V	E Waste Returns
Annexure - VI	Occupational Certificate granted by MMRDA
Annexure - VII	Approved Layout Plan
Annexure - VIII	Copies of Consent to Establish
Annexure - IX	Photographs of STP and Drinking Facility provided at site
Annexure - X	Photographs of Green Belt Developed
Annexure - XI	Hazardous Waste Return
Annexure - XII	Photographs of DG Sets provided at site
Annexure - XIII	Rainwater harvesting plan
Annexure - XIV	Public Advertisement Published in Local Newspaper
Annexure - XV	Copy of Environmental Statement



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015&ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, P.O. Rasayani, Dist. Raigad Pin 410222

Tel:9112844844, CIN: U74999MH2001PTC132091



TC-7085

Test Report (Ambient Air)

Ref. No.: AESPL/LAB/C/ACD.A-25/04/09

Issue Date: 12/04/2025

Name of Client			:	K. Raheja Corporate Services Pvt Ltd		
Name of site			:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, "G " Block Bandra Kurla Complex BKC Mumbai-400051		
Nature of sample			:	Ambient Air		
Location of sample			:	Near Gate No. 2		
Sample Identification number			:	ACD.A-25/04/09		
Sample Quantity			:	SO ₂ :1Bottle; NO _x :1Bottle; PM ₁₀ -1; Bladder:1		
Date, Start Time & period of sampling			:	05/04/2025	09:25 to 17:25hrs	8 hrs.
Environmental Condition			:	Climate: Clear; Ambient Temp.:31°C		
Sample Monitored & Transported by			:	ACD		
Date of sample receipt			:	08/04/2025		
Date of sample analysis			:	08/04/2025 to 12/04/2025		
Sampling equipment & Calibration status			:	RDS-I-14 & FDS-I-10 Calibration on 25/05/2024 due on 25/05/2025		
Project/ Job number			:	4800171760 dtd 10July2023		
Reference of sampling			:	AESPL/LAB/QR/7.3.3/R-02		
Method of sampling & preservation			:	AESPL/LAB/SOP/7.3.1/A-01		
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis	
1.	SO ₂	19.6	80 *	µg/m ³	IS 5182 (Part 2/Sec 1) 2023	
2.	NO ₂	32.5	80 *	µg/m ³	IS 5182 (Part 6) RA2022	
3.	PM ₁₀	88.1	100 *	µg/m ³	IS 5182 (Part 23) RA2022	
4.	PM _{2.5}	32.5	60 *	µg/m ³	IS 5182 (Part 24) RA2024	
5.	CO	0.82	04 **	mg/m ³	IS 5182 (part 10) RA2019	

[#] Specified under National Ambient Air Quality Standards by CPCB:

[*] 24 hourly monitoring values; [**] 1 hourly monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS)2009.

Note:

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only.
4. The results apply to the sample as received.

Himani

Himani P. Joshi
(Report Reviewed By)



R.S. Patil

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091, UDYAM-MH-19-00-29787



TC-7085

**Test Report
(Microbiology - Water)**

Ref. No.: AESPL/LAB/B/ACD.Mw-25/04/17

Issue Date: 12/04/2025

Name of Customer	:	K. Raheja Corp Private Limited BKC, Plot C-30 G Block Mumbai 400051.		
Name of Site	:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, "G" Block Bandra Kurla Complex BKC Mumbai-400051		
Nature of Sample	:	Drinking water	Location of Sample	: Near BMS Office
Date of Sample Drawn	:	05/04/2025	Time of Sample Drawn	: 11:45 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	: AESPL Consultancy Division
Date of Sample Receipt	:	08/04/2025	Sample Identification	: ACD.Mw-25/04/17
Sample Quantity & Container	:	250 ml; Glass bottle.		
Date of Sample Analysis	:	08/04/2025 to 09/04/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	4800171760 dtd 10July2023		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 22.8°C and Humidity: 49 %		
Sr. No.	Parameter, Unit	Result	Limits as per: IS 10500:2012	Method of Analysis
1.	Coliform/100ml	Absent /100ml	Absent /100ml	IS:15185:2012
2.	E-coli/100ml	Absent /100ml	Absent/100ml	IS:15185:2012

Conformity Statement: Water sample is **Pass** as per IS 10500: 2012 w. r. t. above mentioned tests.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

**Himani P. Joshi
(Report Reviewed By)****N. K Shendye
(Authorized Signatory)**

-End of Test Report-



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

Test Report (Noise)

Ref. No.: AESPL/LAB/C/ACD.N-25/04/10

Issue Date: 11/04/2025

Name of Customer		:	K. Raheja Corp Private Limited			
Name of Site		:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051			
Discipline & Group			Chemical: Atmospheric Pollution			
Description of Sample		:	Ambient Noise			
Location Details		:	At the Periphery of Site			
Date of Sampling		:	05/04/2025	Period of Sampling	:	Spot
Start & End Time of Sampling (Daytime)		:	13.30Hr - 14.00Hr	Start & End Time of Sampling (Nighttime)	:	21.45Hr-22.15Hr
Monitored By		:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Data Receipt		:	08/04/2025	Sample Identification	:	N-ACD.25/04/10
Environmental Condition		:	Climate: Clear		Ambient Temp: 34°C	
Transportation Condition		:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.			
Sampling Equipment		:	Noise meter - Centre C-390 SL-I-02			
Calibration Status		:	Calibrated on 16/11/2024; calibration due on 15/11/2025			
Project/ Job Number		:	4800171760 dtd 10July2023			
Reference of Sampling		:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling		:	IS 9989 RA:2023			
Sr. No.	Location		Noise Day Time dB(A) Leq		Noise Nighttime dB(A) Leq	
1.	Gate No. 1		61.9		52.7	
2.	Near INS Tower		59.7		50.2	
3.	Gate No 2		59.5		48.9	
4.	Gate No. 3		60.8		49.4	
5.	Near City Bank		63.9		52.8	
Limit as per EP Act for commercial area			65		55	

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.

Note:

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2. Results relate only to the items tested.
3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results apply as data received.

Himani

Himani P. Joshi.
(Report Reviewed By)



Reshmi

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-00-29787



TC-7085

Test Report (Noise)

Ref. No.: AESPL/LAB/C/ACD.N-25/04/11

Issue Date: 11/04/2025

Name of Customer		:	K. Raheja Corp Private Limited				
Name of Site		:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051				
Discipline & Group			Chemical: Atmospheric Pollution				
Description of Sample		:	DG Noise				
Location Details		:	DG 1010KVA				
Date of Sampling		:	05/04/2025	Period of Sampling		:	DG Spot
Start Time of Sampling		:	14:10Hr.	End Time of Sampling		:	14.20Hr
Monitored By		:	ACD	Transported By		:	ACD
Date of Data Receipt		:	08/04/2025	Sample Identification		:	ACD.N-25/04/11
Environmental Condition		:	Climate: Clear			Ambient Temp: 34°C	
Transportation Condition		:	Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.				
Sampling Equipment		:	Noise meter - Centre C-390 SL-I-02				
Calibration Status		:	Calibrated on 16/11/2024; calibration due on 15/11/2025				
Project/ Job Number		:	4800171760 dtd 10July2023				
Reference of Sampling		:	AESPL/LAB/QR/7.3.3/R-02				
Method of Sampling		:	IS 4758 RA:2017				
Sr No.	Location	Sound Pressure Level dB(A)					
		Readings from 0.5 m away from DG				Avg.	Difference
1.	DG 01 1010 KVA	East	West	South	North		
	Door Closed	73.1	74	74.6	72.3	73.5	25.6
	Door opened	98.9	99.4	99.7	98.5	99.1	

Limits:

- Insertion loss of 25dBA as per consent

Conformity Statement: The monitoring undertaken indicates that DG Noise Quality value for insertion loss is within consent limit.

Note:

- The test report shall not be reproduced except in full, without written approval of laboratory.
- Results relate only to the items tested.
- DG set Sound Pressure Level measured at 0.5m from the enclosure.
- Any query related to this report will be entertained within 15 days of the report issue date only.
- Results Apply as data received.

Himani

Himani P. Joshi.
(Report Reviewed By)



Reshmi

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2025**Laboratory:** P-1, MIDC Commercial plots Mohopada, Rasayani, Dist. Raigad, 410222,E-mail: pglab@aespl.co.in Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

Test Report**(Soil)****Ref. No.:** AESPL/LAB/C/ACD.S-25/04/01**Issue Date:** 14/04/2025

Name of Customer	:	K. Raheja Corp Private Limited		
Name of Site	:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051		
Nature of Sample	:	Soil	Location of Sample	: Near gate No. 2
Date of Sample Drawn	:	05/04/2025	Time of Sample Drawn	: 11:10 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	: AESPL Consultancy Division
Date of Sample Receipt	:	08/04/2025	Sample Identification	: ACD.S-25/04/01
Sample Quantity & Container	:	1kg; PG bag		
Date of Sample Analysis	:	08/04/2025 to 12/04/2025		
Environmental Conditions at site	:	Area: Clean, Colour: Red		
Transportation Condition	:	Kept soil in polythene bag in a dry place		
Project/ Job number	:	4800171760 dtd 10July2023		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/S-01		
Environmental Condition while Testing	:	Ambient Temperature: 30.4°C and Humidity: 46%		
Sr.	Parameter with Unit	Result		Method of analysis
1.	pH	6.56		IS 2720 (part 26); RA2021
2.	Conductivity, $\mu\text{S}/\text{cm}$	312		IS-14767; RA 2021
3.	Water content, %	4.2		IS 2720 (part 2); RA2020
4.	Organic Carbon, %	0.30		IS 2720 (part 22); RA2020
5.	Available Nitrogen, %	0.010		AESPL/LAB/SOP/7.2.1.2/S-05; 01.07.22
6.	Potassium as K, kg/he	70		AESPL/LAB/SOP/7.2.1.2/S-06; 01.07.22
7.	Available Sulphur, mg/kg	50		AESPL/LAB/SOP/7.2.1.2/S-10; 01.07.22
8.	Calcium as Ca, meq/l	52		AESPL/LAB/SOP/7.2.1.2/S-11; 01.07.22
9.	Magnesium as Mg, meq/l	22		AESPL/LAB/SOP/7.2.1.2/S-12; 01.07.22
10.	Sodium as Na, mg/kg	60		IS 9497:2015
11.	Texture, %	Coarse sand	16	AESPL/LAB/SOP/7.2.1.2/S-17; 01.07.22
		Clay	42	
		Slit	24	
		F. Sand	18	

Note:

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Result applies to the sample as received.

*Himani***Himani P. Joshi.**
(Report Reviewed By)*Sushma***Sushma A. Gujar**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "**Environmental Laboratory**" valid up to 24.04.2025**Laboratory:** P-1, MIDC Commercial plots Mohopada, Rasayani, Dist. Raigad, 410222,E-mail: pglab@aespl.co.in Tel: 9112844844,CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787**Test Report
(Soil)****Ref. No.:** AESPL/LAB/C/ ACD.S-25/04/01A**Issue Date:** 14/04/2025

Name of Customer		:	K. Raheja Corp Private Limited			
Name of Site		:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051			
Nature of Sample		:	Soil	Location of Sample	:	Near gate No. 2
Date of Sample Drawn		:	05/04/2025	Time of Sample Drawn	:	11:10 am
Sample Drawn By		:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt		:	08/04/2025	Sample Identification	:	ACD.S-25/04/01A
Sample Quantity & Container		:	1kg; PG bag			
Date of Sample Analysis		:	08/04/2025 to 12/04/2025			
Environmental Conditions at site			:	Area: Clean, Colour: Red		
Transportation Condition			:	Kept soil in polythene bag in a dry place		
Project/ Job number			:	4800171760 dtd 10July2023		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/S-01		
Environmental Condition while Testing			:	Ambient Temperature: 30.4°C and Humidity: 46%		
Sr.	Parameter with Unit		Result		Method of analysis	
1.	Zinc as Zn, mg/kg		0.22		EPA Method 3050B.2:1996	
2.	Nickel as Ni, mg/kg		0.24		EPA Method 3050B.2:1996	
3.	Chromium as Cr, mg/kg		0.12		EPA Method 3050B.2:1996	
4.	Iron as Fe, mg/kg		2.14		EPA Method 3050B.2:1996	

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4. Result applies to the sample as received.

Himani P. Joshi.
(Report Reviewed By)**Sushma A. Gujar**
(Authorized Signatory)**-End of Test Report-**



ADITYA ENVIRONMENTAL SERVICES PVT. LTD.

Testing Laboratory is certified by ISO 9001:2015 & ISO 45001:2018

Recognized by MoEFCC as "Environmental Laboratory" valid up to 24.04.2025

Laboratory: P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in

Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ ST- 25/04/03

Issue Date: 13/04/2025

Name of Customer	:	K. Raheja Corp Private Limited		
Name of Site	:	KRCPL-Vibgyor Tower,13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051		
Discipline & Group	:	Chemical: Atmospheric Pollution		
Description of sample	:	Stack Emission		
Sample Identification number	:	ST- 25/04/03		
Sample Quantity	:	SO ₂ :1Bottle; NO _x :1 Bottle; Thimble-1.		
Date & Time of sampling	:	05/04/2025, 11:00-11:35 hr.		
Sampling Environmental Conditions	:	Temp.:31°C; Rain fall: No; P _{bar} : 751 mmHg.		
Transportation Condition	:	Bottles < 5°C	Thimbles in plastic container	Bladders at ambient temp.
Sample Monitored & Transported by	:	AESPL		
Date of sample receipt	:	08/04/2025		
Date of sample analysis	:	08/04/2024 to 12/04/2024		
Sampling Equipment Used	:	ST-I-02		
Calibration status	:	25-05-2024 to 25-05-2025		
Project/ Job number	:	4800171760 dtd 10July2023		
Reference of sampling	:	AESPL/LAB/QR/7.3.3/R-02		
Method of sampling & preservation	:	AESPL/LAB/SOP/7.3.1/ST-01		
Environmental Condition while Testing	:	Temperature: 28°C		
A. General Information About Stack:				
Stack Connected to	:	DG-1, 1010 KVA		
Emission due to	:	Combustion of HSD		
Material of construction of stack	:	MS		
Shape of stack	:	Circular		
Whether stack is provided with permanent platform	:	Yes		
B. Physical Characteristics of Stack:				
Height of stack from ground level (m)	:	70		
Height of sampling point from ground level (m)	:	--		
Diameter of Stack at sampling point (m)	:	0.35		
Area of stack (m²)	:	0.46		
C. Analysis/ Characteristic of Stack:				
Fuel used	:	HSD		
Fuel consumption (Liter/hr.)	:	100 Ltr		
Details of pollution control devices attached with the stack:	:	Stack		



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Tel: 9112844844, CIN: U74999MH2001PTC132091 UDYAM-MH-19-0029787



TC-7085

Test Report (Stack Emission)

Ref. No.: AESPL/LAB/C/ST- 25/04/03

Issue Date: 13/04/2025

D. Result of Sampling & Analysis of Gaseous Emission:

SL. No.	Parameter	Result	Limits	Unit	Method of analysis
1.	Gas Temperature	107	--	°C	IS-11255, (Part-3) RA 2023
2.	Gas velocity	7.9	--	m/s	IS-11255, (Part-3) RA 2023
3.	Gas flow rate	946	--	Nm ³ /hr.	IS-11255, (Part-3) RA 2023
4.	Particulate Matter	47.5	150	mg/Nm ³	IS-11255, (Part- 1) RA 2019
5.	Sulphur Dioxide (as SO ₂)	34.0	--	mg/Nm ³	IS-11255, (Part-2) RA 2019
	Sulphur Dioxide (as SO ₂)	0.70	--	Kg/day	IS-11255, (Part-2) RA 2019

Conformity Statement: The monitoring undertaken indicates that Stack Air Quality Values for Monitoring parameter are within the levels stipulated as per Limits.

Note:

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4. The results apply to the sample as received.

Himani



Reshma S. Patil

Himani P. Joshi
(Report Reviewed By)

Reshma S. Patil.
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2025**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132101 **UDYAM-MH-19-0029787**

TC-7085

**Test Report
(Water)****Ref. No.:** AESPL/LAB/C/ACD.W-25/04/41**Issue Date:** 11/01/2025

Name of Customer	:	K. Raheja Corp Private Limited			
Name of Site	:	KRCPL-Vibgyor Tower, 13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051			
Nature of Sample	:	Drinking water	Location of Sample	:	Near BMS Office
Date of Sample Drawn	:	07/04/2025	Time of Sample Drawn	:	11.45 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	08/04/2025	Sample Identification	:	ACD.W- 25/04/41
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	08/04/2025 to 14/04/2025			
Environmental Conditions at site	:	Water Temperature: 25°C, Air Temperature: 34°C, Water Cooler and surrounding was clean.			
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.			
Project/ Job number	:	4800171760 dtd 10July2023			
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-02			
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/W-01			
Environmental Condition while Testing	:	Ambient Temperature: 32.8°C and Humidity: 45%			
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	pH @ 25°C	6.8	6.5 – 8.5	No relaxation	IS-3025(P-11) 2022
2.	Colour, Hazen	< 5Hz	5 Max	15 Max	IS-3025(P-4) 2021
3.	Odour	Agreeable	Agreeable	Agreeable	IS-3025(P-5) 2018
4.	Chlorides as Cl ⁻ , mg/l	12	250 Max	1000 Max	IS-3025(P-32) 1988
5.	Hardness as CaCO ₃ , mg/l	52	200 Max	600 Max	IS-3025(P-21) 2009
6.	Iron as Fe, mg/l	0.031	0.3 Max	No relaxation	IS-3025(P-53) 2024
7.	Fluoride as F ⁻ , mg/l	0.32	1.0 Max	1.5 Max	IS-3025(P-60) 2023

Conformity Statement: Water sample is **pass** as per IS 10500:2012 w.r.t. above mentioned tests**Note:**

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4. The results apply to the sample as received.

*Himani***Himani P. Joshi.**
(Report Reviewed By)*Reshmi***Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2025**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132101 **UDYAM-MH-19-0029787****Test Report
(Water)****Ref. No.:** AESPL/LAB/C/ACD.W-25/04/41A**Issue Date:** 11/01/2025

Name of Customer	:	K. Raheja Corp Private Limited			
Name of Site	:	KRCPL-Vibgyor Tower, 13&14th Floor, BKC C-62 Plot C-62, " G " Block Bandra Kurla Complex BKC Mumbai-400051			
Nature of Sample	:	Drinking water	Location of Sample	:	Near BMS Office
Date of Sample Drawn	:	07/04/2025	Time of Sample Drawn	:	11.45 am
Sample Drawn By	:	AESPL Consultancy Division	Transported By	:	AESPL Consultancy Division
Date of Sample Receipt	:	08/04/2025	Sample Identification	:	ACD.W- 25/04/41
Sample Quantity & Container	:	F-1 lit; Plastic can.			
Date of Sample Analysis	:	08/04/2025 to 14/04/2025			
Environmental Conditions at site		:	Water Temperature: 25°C, Air Temperature: 34°C, Water Cooler and surrounding was clean.		
Transportation Condition		:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number		:	4800171760 dtd 10July2023		
Reference of Sampling		:	AESPL/LAB/QR/7.3.3/R-02		
Method of Sampling & Preservation		:	AESPL/LAB/SOP/7.3.1/W-01		
Environmental Condition while Testing		:	Ambient Temperature: 32.8°C and Humidity: 45%		
Sr. No.	Parameter	Result	Limits (IS 10500:2012)		Method of Analysis
			Acceptable	Permissible	
1.	Taste	Agreeable	Agreeable	Agreeable	IS-3025(P- 8) 2023
2.	Turbidity, NTU	< 1.0	1 Max	5 Max	IS-3025(P-10) 2023
3.	Free ResCl ₂ , mg/l	< 0.2	0.2 Min	1.0 Min	IS-3025(P-26) 2021

Note:

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4. The results apply to the sample as received.

Himani P. Joshi.
(Report Reviewed By)**Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2027**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in**Tel:** 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

**Test Report
(Ambient Air)****Ref. No.:** AESPL/LAB/C/ A-25/07/26**Issue Date:** 14/07/2025

Name of Customer & Contact details		:	K. Raheja Corporate Services Pvt Ltd			
Name of Site		:	KCSM-Raheja Tower Extension BKC, C-30, Plot C-30, G Block, Opp SIDBI, Bandra Kurla Complex, Mumbai- 400051			
Location of Sampling		:	Near Out gate			
Date of Sampling		:	02/07/2025			
Sampling Time		:	09:30 to 05:30 hr.	Duration	:	8Hr.
Sample Drawn By		:	ACD	Transported By	:	ACD
Date of Sample Receipt		:	07/07/2025	Sample Identification	:	A-25/07/26
Sample Quantity & Container		:	SO ₂ :1 Bottle; NO ₂ :1 Bottle; PM ₁₀ -1; PM _{2.5} Bladder:1			
Date of Sample Analysis		:	07/07/2025 to 12/07/2025			
Sampling Environmental Conditions			:	Temperature:27-30°C; Rain fall: No; P _{bar} : 756 mmHg.		
Transportation Condition			:	Bottles < 5°C	Filter papers in plastic	Bladder at ambient temp.
Sampling Equipment			:	RDS-I-13 & FDS-I-13		
Calibration Status			:	Calibration on 24/05/2025 due on 23/05/2026 Calibration on24/05/2025 due on 23/05/2026		
Project/ Job number			:	4800154654 dtd 14Apr22		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/A-01		
Environmental Condition while Testing			:	Ambient Temperature: 28.3°C and Humidity: 49%		
Sr. No.	Parameter	Result	Limits #	Unit	Method of Analysis	
1.	Sulphur dioxide as SO ₂	17.4	80 *	µg/m ³	IS 5182 (Part 2/Sec 1)	
2.	Nitrogen dioxide as NO ₂	31.6	80 *	µg/m ³	IS 5182 (Part 6)	
3.	PM ₁₀	78.8	100 *	µg/m ³	IS 5182 (Part 23)	
4.	PM _{2.5}	32.5	60 *	µg/m ³	IS 5182 (Part 24)	
5.	Carbon monoxide as CO	0.69	04 **	mg/m ³	IS 5182 (part 10)	

[#] Specified under National Ambient Air Quality Standards by CPCB:

[*] 24 hourly monitoring values; [**] 1 hourly monitoring values; [***] Annual monitoring values.

Conformity Statement: The monitoring undertaken indicates that Ambient Air Quality Values for monitored parameters are within the levels stipulated under National Ambient Air Quality Standards (NAAQS) 2009.**Note:**

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4. The results apply to the sample as received.

**Himani P. Joshi
(Report Reviewed By)****Reshma S. Patil.
(Authorized Signatory)**

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as “**Environmental Laboratory**” valid up to 24.04.2027**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091, **UDYAM-MH-19-00-29787**

TC-7085

Test Report
(Microbiology – Wastewater)**Ref. No.:** AESPL/LAB/B/Mw-25/07/11**Issue Date:** 07/07/2025

Name of Customer	:	K. Raheja Corporate Services Pvt Ltd.		
Name of Site	:	KCSM-Raheja Tower Extension BKC, C-30, Plot C-30, G Block, Opp SIDBI, Bandra Kurla Complex, Mumbai- 400051		
Nature of Sample	:	Sewage water	Location of Sample	: STP Outlet
Date of Sample Drawn	:	02/07/2025	Time of Sample Drawn	: 09:35 am
Sample Drawn By	:	ACD	Transported By	: ACD
Date of Sample Receipt	:	02/07/2025	Sample Identification	: Mw-25/07/11
Sample Quantity & Container	:	100 ml; Plastic bottle.		
Date of Sample Analysis	:	03/07/2025 to 04/07/2025		
Environmental Conditions at site	:	Surrounding area is clean.		
Transportation Condition	:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number	:	4800154654 dtd 14Apr22		
Reference of Sampling	:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation	:	AESPL/LAB/SOP/7.3.1/M-01		
Environmental Condition while Testing	:	Ambient Temperature: 23.3°C and Humidity: 56 %		
Sr. No.	Parameter, Unit	Result	Limits as per MPCB Consent	Method of Analysis
1.	Faecal coliform MPN/100ml	63 MPN/100ml	<100	APHA 9221E, 24 th Edition: 2023

Conformity Statement: Water sample is **Pass** w. r. t. MPCB Consent limit.**Note:**

1. The test report shall not be reproduced except in full, without written approval of laboratory.
2. Results relate only to the items tested.
3. The results apply to the sample as received.

Himani P. Joshi
(Report Reviewed By)**N. K Shendye**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015&ISO 45001:2018**Recognized by **MoEFCC** as "**Environmental Laboratory**" valid up to 24.04.2027**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.in**Tel:** 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

Test Report
(Noise)**Ref. No.:** AESPL/LAB/C/ N-25/07/27**Issue Date:** 10/07/2025

Name of Customer & Contact Details		:		K. Raheja Corporate Services Pvt Ltd			
Name of Site		:		KCSM-Raheja Tower Extension BKC, C-30, Plot C-30, G Block, Opp SIDBI, Bandra Kurla Complex, Mumbai- 400051			
Discipline & Group				Chemical: Atmospheric Pollution			
Description of Sample		:		Ambient Noise			
Location Details		:		At the Periphery of Site			
Date of Sampling		:		02/07/2025	Period of Sampling	:	Spot
Start & End Time of Sampling (Daytime)		:		11.10Hr – 11.30Hr	Start & End Time of Sampling (Nighttime)	:	21.20Hr-21.40Hr
Monitored By		:		ACD	Transported By	:	ACD
Date of Data Receipt		:		07/07/2025	Sample Identification	:	N-25/07/27
Environmental Condition		:		Climate: Clear		Ambient Temp: 30 ⁰ C	
Transportation Condition		:		Noise Data sheet is kept in folder and safely transported to laboratory along with Noise meter.			
Sampling Equipment		:		Noise meter - Centre C-390 SL-I-02			
Calibration Status		:		Calibrated on 16/11/2024; calibration due on 15/11/2025			
Project/ Job Number		:		4800154654 dtd 14Apr22			
Reference of Sampling		:		AESPL/LAB/QR/7.3.3/R-03			
Method of Sampling		:		IS 9989			
Sr. No.	Location				Noise Day Time dB(A)		Noise Nighttime dB(A)
1.	Near In gate				63.8		54.3
2.	Yavatcha restaurant				64.8		54.8
3.	Near Out Gate				63.5		51.2
4.	Naman center				62.3		50.6
Limit as per EP Act for commercial area					65		55

Conformity Statement: Noise Levels at all locations are found below the stipulated limits.**Note:**

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3. Any query related to this report will be entertained within 15 days of the report issue date only and the sample will also be retained for the same period.
4. Results apply as data received.

Himani P. Joshi.
(Report Reviewed By)**Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "**Environmental Laboratory**" valid up to 24.04.2027**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, CIN: U74999MH2001PTC132091 **UDYAM**-MH-19-0029787

TC-7085

**Test Report
(Wastewater)****Ref. No.:** AESPL/LAB/C/W-25/07/14**Issue Date:** 09/07/2025

Name of Customer & Contact Details		:	K. Raheja Corporate Services Pvt Ltd.			
Name of Site		:	KCSM-Raheja Tower Extension BKC, C-30, Plot C-30, G Block, Opp SIDBI, Bandra Kurla Complex, Mumbai- 400051			
Nature of Sample		:	Sewage Water	Location of Sample	:	STP-Inlet
Date of Sample Drawn		:	02/07/2025	Time of Sample Drawn	:	9.30 am
Sample Drawn By		:	ACD	Transported By	:	ACD
Date of Sample Receipt		:	02/07/2025	Sample Identification	:	W- 25/07/14
Sample Quantity & Container		:	F-1 lit; Plastic can.			
Date of Sample Analysis		:	02/07/2025 to 07/07/2025			
Environmental Conditions at site			:	Water Temperature: 25°C, Air Temperature: 28°C, surrounding was clean.		
Transportation Condition			:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number			:	4800154654 dtd 14Apr22		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/W-01		
Environmental Condition while Testing			:	Ambient Temperature: 30.1°C and Humidity: 84%		
Sr. No.	Parameter with Unit		Result		Method of analysis	
1.	pH @ 25°C		6.2		APHA-2023(4500H ⁺ -B)	
2.	Suspended Solids@103°C, mg/l		18		APHA-2023(2540-D)	
3.	Biochemical Oxygen Demand @ 27°C for 3 days, mg/l		450		IS-3025 (Part 44)	

Note:

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4. The results apply to the sample as received.

*Himani***Himani P. Joshi.**
(Report Reviewed By)*Reshma S. Patil***Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

**ADITYA ENVIRONMENTAL SERVICES PVT. LTD.**Testing Laboratory is certified by **ISO 9001:2015 & ISO 45001:2018**Recognized by **MoEFCC** as "Environmental Laboratory" valid up to 24.04.2027**Laboratory:** P-1, MIDC Mohopada, Rasayani, Dist. Raigad, 410222, E-mail: pglab@aespl.co.inTel: 9112844844, **CIN:** U74999MH2001PTC132091 **UDYAM-MH-19-0029787**

TC-7085

**Test Report
(Wastewater)****Ref. No.:** AESPL/LAB/C/W-25/07/15**Issue Date:** 09/07/2025

Name of Customer & Contact Details		:	K. Raheja Corporate Services Pvt Ltd.			
Name of Site		:	KCSM-Raheja Tower Extension BKC, C-30, Plot C-30, G Block, Opp SIDBI, Bandra Kurla Complex, Mumbai- 400051			
Nature of Sample		:	Sewage Water	Location of Sample	:	STP-Outlet
Date of Sample Drawn		:	02/07/2025	Time of Sample Drawn	:	9.35 am
Sample Drawn By		:	ACD	Transported By	:	ACD
Date of Sample Receipt		:	02/07/2025	Sample Identification	:	W- 25/07/15
Sample Quantity & Container		:	F-1 lit; Plastic can.			
Date of Sample Analysis		:	02/07/2025 to 07/07/2025			
Environmental Conditions at site			:	Water Temperature: 25°C, Air Temperature: 29°C, surrounding was clean.		
Transportation Condition			:	Water Temperature: < 6°C, Cold storage.		
Project/ Job number			:	4800154654 dtd 14Apr22		
Reference of Sampling			:	AESPL/LAB/QR/7.3.3/R-03		
Method of Sampling & Preservation			:	AESPL/LAB/SOP/7.3.1/W-01		
Environmental Condition while Testing			:	Ambient Temperature: 30.1°C and Humidity: 84%		
Sr. No.	Parameter with Unit	Result	MPCB Consent Limit	Method of analysis		
1.	pH @ 25°C	6.8	5.5-9.0	APHA-2023(4500H+-B)		
2.	Suspended Solids @ 103°C, mg/l	8.0	< 20	APHA-2023(2540-D)		
3.	Biochemical Oxygen Demand @ 27°C for 3 days, mg/l	8.1	< 10	IS-3025 (Part 44)		

Conformity Statement: Water sample is within permissible limits prescribed by MPCB w.r.t. above mentioned tests.**Note:**

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4. The results apply to the sample as received.

*Himani***Himani P. Joshi.**
(Report Reviewed By)*R. S. Patil***Reshma S. Patil.**
(Authorized Signatory)

-End of Test Report-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2014/CR-152/C-1
 Environment department
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai- 400 032.
 Dated: 28 January, 2016..

To,
 M/s. BKC Properties Pvt. Ltd,
 Raheja Tower, Block G, Plot No. C-30,
 Kurla Complex, Bandra (E),
 Mumbai - 400 051

Subject: Environment clearance for proposed vertical expansion of existing Commercial office building "Vibgyor" at plot C-62, G Block, Bandra Kurla Complex, Bandra (E), Mumbai by M/s. BKC Properties Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 37th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 91st meeting.

2. It is noted that the proposal is considered by SEAC-II under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

1	Name of the Project	Grant of Environment Clearance for proposed vertical expansion of the existing commercial office building on Plot no. C-62, 'G' Block of Bandra Kurla Complex, Bandra (E), Mumbai.
2	Project Proponent	BKC PROPERTIES PVT. LTD
3	Consultant	Aditya Environmental Services Pvt. Ltd.
4	Accreditation of the consultant(NABET Accreditation)	NABET No. 03 Building and Construction Category : 38 Township & Area Development Projects Category : 39
5	Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	Commercial Office Building
6	Location of the project	Plot No. C-62, 'G' Block Of Bandra Kurla Complex, Bandra (E), Mumbai

7	Whether in Corporation/municipal/ other area	MMRDA
8	Applicability of the DCR	Development Control Rule (DCR), MMRDA
9	Note on the initiated work (if applicable)	The existing Commercial Office Building is comprising of 2 Basements + Ground (part Stilt) + 8 Upper floors + 9th Floor (part). The Occupation Certificate to the said building was granted by MMRDA in year 2009. The building since then is occupied.
10	LOI/NOC from MHADA/ other approvals (If Applicable)	NA
11	Total plot area (Sq.M.) Deductions Net Plot Area	Plot Area : 4,289.49 sq.mts
12	Permissible FSI (including TDR etc.)	Existing Development : 10,000.00 Sq.Mts Additional Development : 3,505.76 Sq. Mts Total Permissible BUA: 13,505.76 Sq.Mts
13	Proposed Built Up Area(FSI & Non FSI)	<u>Existing Development :</u> FSI : 9,124.39 Sq.Mts Non-FSI : 9,784.15 Sq.Mts Total existing Construction area: 18,908.54 Sq. Mts <u>Proposed Development:</u> FSI Area: 3,130.33 Sq. Mts Non-FSI Area: 532.14Sq. Mts Proposed Additional Construction Area: 3,662.47 Sq. Mts <u>Total Development:</u> FSI : 12,254.72 Sq. Mts Non-FSI : 10316.29 Sq.Mts Total Construction area : 22,571.01 Sq. Mts
14	Ground Coverage Area (percentage of plot not open to sky)	The proposal is for the vertical extension of existing building
15	Estimated Cost of the project	Approximate cost of construction for expansion is Rs. 5.0 Cr.
16	Number of Buildings & configuration(s)	The existing Commercial Office Building is comprising of 2 Basements + Ground (part Stilt) + 8 Upper floors + 9th Floor (part). Vertical extension of this existing building whereby balance part of 9 th floor along with 3 additional floors are proposed utilising additional built up area granted by MMRDA there by making entire building as 2 Basement + Ground (part Stilt) + 12 Upper Floors.
17	No of Tenants & Shops	The entire building is Commercial (Office) Building.
18	Number of expected residents/users	It is an Office Building and 1230 Nos. of users are expected. Existing user = 915 Nos.

		Proposed users= 315 Nos.
19	Tenant density per hectare	Occupancy @ rate of 10.0 Sq. Mts / person /day
20	Height of Building(s)	After addition of 3 Upper Floors on the existing building the height will be 51.10 Mts
21	Right of way (Width of the road from the nearest fire station to the proposed building(s))	45.0 Mts and 18.0 Mts wide roads abutting the project.
22	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	More than 6.00 m radius
23	Existing Structure(s)	The existing Commercial Office Building is comprising of 2 Basements + Ground (part Stilt) + 8 Upper floors + 9th Floor (part).
24	Details of the demolition with disposal (If applicable)	There is no demolition work
25	Total Water Requirement	Dry Season (Existing) : • Fresh water (CMD) & source: 18.50KLD / MCGM • Recycled water (CMD): 36.0 KLD (From STP) • Total Water Requirement (CMD): 54.5 KLD Dry Season (Existing + Proposed) : • Fresh water (CMD) & source: 25.0 KLD / MCGM • Recycled water (CMD): 47.0 KLD (From STP) • Total Water Requirement (CMD): 72.0 KLD Rainy Season: Water quantity of 28.0 M³/ day will be used for flushing from RWH Tanks
26	Rain Water Harvesting (RWH)	Rain Water Harvesting of 28.0 M ³ / day has been proposed.
27	UGT tanks	Location(s) of the UGT tank(s)- Lower Basement
28	Storm water drainage	Proposed on site.
29	Sewage & Waste Water	<u>Proposed Scenario:</u> • Sewage generation: 53 m³/day • STP Technology: • Capacity of STP: Total Capacity 75.0 KLD(existing) • Location of the STP- Lower Basement

		DG Sets (during emergency): Existing D.G sets provided: 2 X 1010 KVA : 2020 KVA (common with all DG sets provided)
30	Solid Waste Management	Waste generation in the Pre-Construction and Construction phase Waste generation- 100 Kg/Day during construction phase - Quantity of the top soil is been preserved - Bricks, concrete debris, floor tiles, wood, steel material, plastic sheets, tins, etc. will be segregated and recyclable materials will be handed over to authorized vendors. Waste generation in the operation phase: 400 Kg/day - Dry waste (Kg/day): 280.0 kg/Day - Wet waste (Kg/day): 120.0 Kg/Day - Garden waste: 8 kg/day - E-waste (Kg/month): 4,262 No./yr - Hazardous waste (Kg/month): NA - Biomedical waste (Kg/month) (if applicable): NA - STP sludge: 1.0 kg/day Mode of Disposal of Waste: - Dry waste: Will be handed over to MCGM for recycling - Wet Waste: Are handed over to agencies for disposal. - E-Waste: Will be disposed off through MPCB/ CPCB authorized recyclers. - Hazardous Waste: NA - Biomedical Waste: NA - STP Sludge (Dry Sludge): Use as manure.
31	Green Belt Development	47 Nos. Trees are provided.
32	Energy	<u>POWER REQUIREMENT:</u> Quantity: Power will be provided as per the quantity required during construction phase. <u>Operation phase:</u> Existing Connected Load: 2000 KVA Additional Connected Load: 400 KVA Total Connected Load: 2400 KVA Existing Contract Demand: 1200.0 KVA Additional Power Contract Demand required: 240.0 KVA Total Contract Demand (1200+240 KVA) : 1440 KVA Existing Transformer Rating : 2 X 1500 KVA : 3000 KVA D.G Sets Details: Existing D.G sets provided: 2 X 1010 KVA : 2020 KVA Existing Transformer and existing D.G sets will cater to the additional load requirement. <u>ENERGY CONSERVATION MEASURES:</u>

		High-Performance Glazing: Most of the glazing area is on the north façade of the building – the shading coefficient and light transmittance for this glass were developed very carefully in order to enhance available daylight in the space and maintain visual comfort for the occupants without comprising on energy-efficiency. Efficient Lighting: Efficient fluorescent lamps (T5s) and luminaries with high coefficient of utilization have been used in most of the zones to achieve efficient lighting. Heat Island Effect: The project has been designed to provide underground parking. The covered car parking helps in reducing the “heat island effect”.																															
33	Environmental Management plan Budgetary Allocation	<table><tr><th>Sr. No.</th><th>Pollution Control Measures</th><th>Approx. Capital Cost (Rs. Lakhs)</th><th>Approx. Recurring Cost Per Annum (Rs. Lakhs)</th></tr><tr><td>1.</td><td>STP</td><td>26.00 (Construction of STP)</td><td>16.0 (Includes cost of power, operation & maintenance)</td></tr><tr><td>2.</td><td>Environment Monitoring</td><td>Nil</td><td>5.0 (Monitoring charges for air, water, waste water, soil, DG stack, noise etc.)</td></tr><tr><td>3.</td><td>Solid Waste Management</td><td>10.0 (Includes cost of waste collection, storage and disposal.)</td><td>1.5 (Includes cost of waste collection, storage and disposal)</td></tr><tr><td>4.</td><td>Energy Conservation Measures</td><td>83.63</td><td>1.5</td></tr><tr><td>6.</td><td>Green Belt development</td><td>36.06 (Includes landscaping of plot area)</td><td>2.14 (Includes cost of landscaping of plot area)</td></tr><tr><td></td><td>Total</td><td>167.69</td><td>26.64</td></tr></table>				Sr. No.	Pollution Control Measures	Approx. Capital Cost (Rs. Lakhs)	Approx. Recurring Cost Per Annum (Rs. Lakhs)	1.	STP	26.00 (Construction of STP)	16.0 (Includes cost of power, operation & maintenance)	2.	Environment Monitoring	Nil	5.0 (Monitoring charges for air, water, waste water, soil, DG stack, noise etc.)	3.	Solid Waste Management	10.0 (Includes cost of waste collection, storage and disposal.)	1.5 (Includes cost of waste collection, storage and disposal)	4.	Energy Conservation Measures	83.63	1.5	6.	Green Belt development	36.06 (Includes landscaping of plot area)	2.14 (Includes cost of landscaping of plot area)		Total	167.69	26.64
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34	Traffic Management	Nos. of the junction to the main road & design of confluence: Entries & Exits : One Entry and Exit Roads : 45.0 mts of Right of Way and 18.0 mts.																															

		Parking Details: Number and area of Basement: 2 Nos. Required car parks as per Norms: 101 Nos. Required space for transport vehicle: 6 Nos. Provided Car parks : 138 Nos. Provided space for transport vehicle: 6 Nos. Total Parking Provided = 144 Nos. Two level Basements + Stilt (part) will be used for parking vehicles.
35	CRZ/RRZ Clearance obtain, if any	NA
36	Distance from Protected Area/Critically Polluted area/Eco-sensitive areas /inter-State boundaries	NA.

3. The proposal has been considered by SEIAA in its 91st meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) The Transformer which is presently located in basement be relocated from Fire-Safety consideration.
- (iii) Fire Staircase and fire lift not to go to the basement & shall terminate on the ground floor only.
- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (v) This environmental clearance is issued subject to utilization of excess treated water.
- (vi) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (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.
- (viii) PP has to abide by the conditions stipulated by SEAC & SEIAA.

- (ix) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (x) "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.
- (xi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) 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.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) 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.
- (xxxv) 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.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

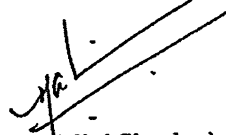
General Conditions for Post- construction/operation phase-

- (i) 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 in Para 2. Prior certification from appropriate authority shall be obtained.

- (ii) Wet garbage 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. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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 and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


 (Malini Shankar)
 Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Mumbai.
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM).
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Mumbai
11. Select file (TC-3)

(EC uploaded on 28/01/2016)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: June 1, 2020

To,
BKC Properties Pvt. Ltd.
at Plot No. C-62, G-Block at Bandra-Kurla Complex, Mumbai

Subject: Environment Clearance for Proposed vertical expansion of existing commercial building 'VIBGYOR' at Plot No. C-62, G-Block at Bandra-Kurla Complex, Mumbai

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 127th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 194th meetings.

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

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

1.Name of Project	Proposed vertical expansion of existing commercial building 'VIBGYOR' on Plot No. C-62, G-Block at Bandra-Kurla Complex, Mumbai
2.Type of institution	Private
3.Name of Project Proponent	BKC Properties Pvt. Ltd.
4.Name of Consultant	Aditya Environmental Services Pvt. Ltd.
5.Type of project	Commercial Building
6.New project/expansion in existing project/modernization/diversification in existing project	Vertical expansion (addition of 2 upper floors)
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes. Previous Environmental Clearance has been granted vide letter No. SEAC-2014/CR-152/C-1 dated 28th January 2016.
8.Location of the project	Plot No. C-62, G-Block at Bandra-Kurla Complex, Mumbai
9.Taluka	Kurla
10.Village	Bandra
Correspondence Name:	Mr. Nikhil Mehta
Room Number:	-
Floor:	6th Floor
Building Name:	Raheja Tower
Road/Street Name:	-
Locality:	Plot No. C-30, G-Block, Bandra-Kurla Complex, Bandra (East)
City:	Mumbai
11.Whether in Corporation / Municipal / other area	MMRDA
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number TCP(P-2)/BKC-27(CC)/G/C-62/40/V/848/2016 Dated 06.06.2016 IOD/IOA/Concession/Plan Approval Number TCP(P-2)/BKC-27(CC)/G/C-62/40/V/848/2016 Dated 06.06.2016 Approved Built-up Area: 22517.01
13.Note on the initiated work (If applicable)	Work of 12th floor is in progress.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	IOD/IOA/Concession/Plan Approval Number TCP(P-2)/BKC-27(CC)/G/C-62/40/V/848/2016 Dated 06.06.2016
15.Total Plot Area (sq. m.)	4,289.49 sq. m.

SEIAA Meeting No: 194 Meeting Date: March 13, 2020 (SEIAA-STATEMENT-0000003677)
SEIAA-MINUTES-0000003123
SEIAA-EC-0000002258

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Shri. Anil Diggikar (Member Secretary SEIAA)

16.Deductions	0 sq. m.
17.Net Plot area	4,289.49 sq. m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 13,505.56 sq. m. (after expansion)
	Non FSI area (sq. m.): 11,058.90 sq. m. (after expansion)
	Total BUA area (sq. m.): 24564.66
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 12,255.13
	Approved Non FSI area (sq. m.): 10,261.88
	Date of Approval: 06-06-2016
19.Total ground coverage (m2)	Not applicable. The proposal is for vertical expansion of existing building.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Not applicable as the proposal is for vertical expansion of existing building.
21.Estimated cost of the project	312909302



Government of Maharashtra

22. Production Details

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

23. Total Water Requirement

Dry season:	Source of water	Municipal Corporation of Greater Mumbai (MCGM) for fresh water and STP treated water
	Fresh water (CMD):	34
	Recycled water - Flushing (CMD):	27
	Recycled water - Gardening (CMD):	2
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	82 (including HVAC water requirement)
	Fire fighting - Underground water tank(CMD):	Full capacity
	Fire fighting - Overhead water tank(CMD):	25
	Excess treated water	0
Wet season:	Source of water	Municipal Corporation of Greater Mumbai (MCGM) for fresh water and STP treated water
	Fresh water (CMD):	34
	Recycled water - Flushing (CMD):	27
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	80 (including HVAC water requirement)
	Fire fighting - Underground water tank(CMD):	Full capacity
	Fire fighting - Overhead water tank(CMD):	25
	Excess treated water	0
Details of Swimming pool (If any)	Not applicable	

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	72	10	82	23	5	28	49	5	54
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		Reclaimed land - Not applicable						
	Size and no of RWH tank(s) and Quantity:		28 cmd						
	Location of the RWH tank(s):		Lower Basement						
	Quantity of recharge pits:		Nil						
	Size of recharge pits :		Nil						
	Budgetary allocation (Capital cost) :		Rs. 5 Lakh						
	Budgetary allocation (O & M cost) :		Rs. 0.25 Lakh						
	Details of UGT tanks if any :		RWH tank of capacity 28 cmd						
26.Storm water drainage	Natural water drainage pattern:		Natural drainage pattern was maintained during the design of storm water drainage system.						
	Quantity of storm water:		Considered as per maximum rainfall						
	Size of SWD:		Existing						
27.Sewage and Waste water	Sewage generation in KLD:		54 cmd						
	STP technology:		MBBR						
	Capacity of STP (CMD):		1 STP of 75 cmd						
	Location & area of the STP:		Lower Basement						
	Budgetary allocation (Capital cost):		Rs. 26 Lakh						
	Budgetary allocation (O & M cost):		Rs. 16 Lakh/year						

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Broken bricks, tiles, wooden pieces, empty cement bags, packaging materials, insulating plastic, metal pieces etc.
	Disposal of the construction waste debris:	The solid waste generated during construction will be properly segregated and sent to authorized recycler.
Waste generation in the operation Phase:	Dry waste:	162 kg/day
	Wet waste:	108 kg/day
	Hazardous waste:	Used / spent oil from DG set and transformer
	Biomedical waste (If applicable):	Nil
	STP Sludge (Dry sludge):	1 kg/day
	Others if any:	-
Mode of Disposal of waste:	Dry waste:	Handed over to municipal authority for recycling
	Wet waste:	OWC is provided on site for treatment of wet waste.
	Hazardous waste:	Not applicable
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	To be used as manure
	Others if any:	Not applicable
Area requirement:	Location(s):	Lower Basement
	Area for the storage of waste & other material:	3.72 sq. m. (for storage of waste before handing over for disposal)
	Area for machinery:	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 10 Lakh
	O & M cost:	Rs. 1.5 Lakh/annum

Government of
Maharashtra

29.Effluent Charecterestics

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



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Used / Spent Oil	5.1	kL/A	As & when generated	As & when generated	As & when generated	Sale to authorised waste recyclers

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	2 nos. of DG sets of capacity 1010 kVA each	As per requirement	2	As per CPCB standards	As per CPCB standards	As per CPCB standards

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

33.Energy		
Power requirement:	Source of power supply :	Adani Power
	During Construction Phase: (Demand Load)	As per requirement
	DG set as Power back-up during construction phase	As per requirement
	During Operation phase (Connected load):	2400 kVA
	During Operation phase (Demand load):	1440 kVA
	Transformer:	2 x 1500 kVA i.e. total 3000 kVA
	DG set as Power back-up during operation phase:	2 Nos. of DG sets of capacity 1010 kVA each i.e. total capacity 2020 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Not applicable

34.Energy saving by non-conventional method:
High-performance glazing: - Most of the glazing area is on the North facade of the building. The shading co-efficient and light transmittance for this glass were developed very carefully in order to enhance available daylight in the space and maintain visual comfort for the occupants without comprising on energy efficiency. Efficient lighting : - Efficient lamps (T5 and LED) and luminaries with high co-efficient of utilization have been used in most of the zones to achieve efficient lighting. Heat island effect : - The project has been designed to provide underground parking. The covered car parking helps to reduce the heat island effect.

36.Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %
1	Overall energy savings	15-20%

37.Details of pollution control Systems	

Source	Existing pollution control system		Proposed to be installed				
Waste water	STP of capacity 75 cmd		Not applicable				
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 26 Lakh					
	O & M cost:	Rs. 16 Lakh/annum					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	Health and safety of construction labours	Provision of safety and sanitation facilities for labours	6.0				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	STP	STP of capacity 75 cmd	26	16			
2	Environmental monitoring	Monitoring of air, water, soil, waste water, DG stack, noise etc. parameters	Nil	5			
3	Solid waste management	Waste collection, storage and disposal	10	1.5			
4	Energy conservation measures	-	83.63	15			
5	Green belt development	Landscaping on plot area	36.06	2.14			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

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	CRZ/ RRZ clearance obtain, if any:	Not applicable
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	The site lies in Bandra-Kurla Complex i.e. within the heart of Mumbai and on reclaimed land. Mithi river flows at a distance of approximately 0.5 km on Eastern side of the project site.
	Category as per schedule of EIA Notification sheet	8(b) Category B1
	Court cases pending if any	No. Not applicable
	Other Relevant Informations	The existing commercial building was comprising of 2 Basements + Ground (part Stilt) + 8 upper floors + 9th Floor (part) with gross construction area of 18908.57 sq. m. (FSI : 9124.39 sq. m. + non-FSI : 9784.15 sq. m.). Environmental Clearance was obtained for vertical expansion of existing building (i.e. construction of balance part of 9th floor along with 3 additional floors) vide letter no. SEAC-2014/CR-152/C-1 dated 28th January 2016 for gross construction area of 22571.01 sq. m. (FSI : 12254.72 sq. m. + non-FSI : 10695.10 sq. m.). Now, two more additional floors are proposed by making the entire building configuration as 2 Basements + Ground (Part Stilt) + 14 upper floors with total gross construction area of entire building as 24,564.66 sq. m. (FSI : 13,505.76 sq. m. + non-FSI : 11,058.90 sq. m.).
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 194th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP to abide the conditions of civil aviation NoC.
II	PP to abide the all conditions laid in the CFO NoC.
III	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
IV	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
V	PP to ensure that CER plan gets approved from Municipal Commissioner.
VI	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.
VII	SEIAA decided to grant EC for -FSI: 13505.76 m2, Non-FSI:11058.90 m2 and Total BUA:24564.66 m2(Plan Approval no-TCP(P-2)/BKC-27(CC)/G/C-62/40/V1/168/2020)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage 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. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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 and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	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.
LIV	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.

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

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

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

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

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

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

10. Any appeal against this 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE, CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN

भारतीय विमानपत्तन प्राधिकरण
पश्चिम क्षेत्र मुख्यालय



दत्तगामी डाक / SPEED POST
AIRPORTS AUTHORITY OF INDIA
WESTERN REGION HQRS.



NO. AAI/RHQ/WR/DoAS/Rev./MUM/08/428/08
प्रति,

दिनांक:- 01/01/2020

163

✓ M/s.BKC Properties Pvt. Ltd.
C/62 Vibgyor Tower, 9th Floor,
Bandra-Kurla Complex, Near City Bank,
Bandra (E), Mumbai 400 051

विषय :- Revalidation of NOC on the property bearing C-62 G-Block, Bandra Kurla Complex, Kole-Kalyan, University, Bandra (E), Mumba - NOC Case No.MUM/08/428.

संदर्भ :- CHQ Letter No.AAI/20012/71/2010-ARI-(NOC) dated 18/12/2019.

महोदय,

उपरोक्त विषय के संदर्भ में पत्र संख्या AAI/RHQ/WR/DoAS/Rev./MUM/08/428 दिनांक 01/01/2020 को संलग्नक के रूप में आपको प्रेषित हैं ।

आपका भवदिय

प्रति

(पी. के. सिन्हा)

सहायक महप्रबंधक (एटीएम- एन.ओ.सी.)

कृते महप्रबंधक (एटीएम) प. क्षेत्र.

भारतीय विमानपत्तन प्राधिकरण
पश्चिमी क्षेत्र मुख्यालय



AIRPORTS AUTHORITY OF INDIA
WESTERN REGION HQRS

No.AAI/RHQ/WR/DoAS/Rev./MUM/08/428

Date: 01/01/2020

To,
M/s BKC Properties Pvt. Ltd.
C/62 Vibgyor Tower, 9th Floor
Bandra-Kurla Complex, Near City Bank
Bandra (East), Mumbai-400051

Sub: Revalidation of NOC on the property bearing C-62 G-Block, Bandra Kurla Complex, Kole-Kalyan, University, Bandra (East), Mumbai (NOC Case No. MUM/08/428).

Ref: CHQ letter No.AAI/20012/71/2010-ARI (NOC) dated 18/12/2019.

Sir,

The NOC No.BT-1/NOC/MUM/08/428/1882/1594-97 dated 20/10/2014 for Permissible Top Elevation of 59.43M AMSL (Fifty Nine decimal Four Three meter AMSL), may be further revalidated upto **19/10/2022**, as per GSR 751 (E) Rule 16 saving, under the same terms and condition as mentioned in NOC and Mitigation Measures as follows.

1. The mitigation measures as mentioned under sub para (a), (b) & (c) shall be adopted to fulfill the requirements of;

- i A pilot's need to be made aware of potentially hazardous condition; and
- ii The responsibility of the state to publish deviations from standards that would otherwise be assumed under licensing status.

- a) The Airport Operator should publish the obstacle, to fulfill the above requirement, before its penetration of the Obstacle Limitation Surface. It is the responsibility of the applicant/owner to notify the Airport Operator/Airport Director accordingly.
- b) The day marking and night lighting shall be provided by the applicant/owner as per the guidelines specified in DGCA Civil Aviation Requirement Series B Part-I Section 4, in Co-ordination with and to the satisfaction of the Airport Operator/Airport Director.
- c) Any Temporary structure such as crane, being used for the purpose of construction should not exceed the permissible top elevation without the written permission of the Airport Operator/Airport Director.

M/s BKC Properties Private Limited is obligated to implement safely measures in coordination with Airport Operator, MIAL

For Chairman NOC Committee
Region Name : WEST

Address : General Manager
Airports Authority of India
Regional Head Quarter, Western Region
Opp. Parsiwada, Sahar Road,
Vile Parle (E), Mumbai

Email ID : gmatmwr@aai.aero
Contact No. 022-29217562

Your's faithfully,

गिरिश श्रीवास्तव
21/1/2020
गिरिश श्रीवास्तव / GIRISH SHrivASTAV
संयुक्त महाप्रबंधक (ए.टी.एन.-डी.ओ.ए. एन.), प.वे.
Jt. General Manager (ATM - DoAS), W.R.
एरोड्रोम सुरक्षा विभाग / Deptt. Of Aerodrome Safeguarding
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
मुंबई / Mumbai - 400 099

Copy to

- 1 The Executive Director(ATM), AAI Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi-110003
- 2 The President, Mumbai International Airport Pvt Ltd, CSI Airport, 1st floor, Terminal 1B, Santacruz (E) , Mumbai - 99.
- 3 The Dy Ch. Engr (Western Suburban-I), Building Proposal, MCGM, Hindu Hrudaysamrat Shri Baasaheb Thackrey Market, CTS No. 171/2, 175/A3 Village Majas, Poonam Nagar,J.V.L.R., Jogeshwari (East) Mumbai.
- 4 The DGM (Vigilance),WR

Prepared by : Niraj Gupta , Manager (ATM-DoAS)

Verified by: Pramod K Sinha, AGM(ATM-DoAS)

Note:

1.In case of any discrepancy in NOC Letter, applicant may intimate to this office within 30 days after issuance of this letter.



REVISED NOC

No. BT-1/NOC/MUM/08/428

To,

M/s BKC Properties Pvt. Ltd.,
"VIBGYOR Tower", Plot No C-62,
9TH Floor, Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051.

Date : 20.10.2014

Subject: Issue of NOCAS ID- **SNCR/WEST/B/072812/001**

1. Please refer to your letter No. NIL dated **20.10.2014** on the subject mentioned above.
2. This office has no objection to the construction of the proposed building As Per Following Details:-

Applicant Name	M/s BKC Properties Pvt. Ltd. Mumbai.
Type of Structure	Building
Site Address	C-62 G-Block, Bandra Kurla Complex, Kole-Kalyan, University, Bandra (East), Mumbai.
Site Co-ordinates	19 04 01. 607N 72 52 01.658E 19 04 02 .264N 72 52 03.023E 19 04 04.685N 72 52 01.346E 19 04 03.881N 72 51 59.992E
Site Elevation	4.70 Mtrs. AMSL (Four Decimal Seven Zero Meter AMSL)
Permissible Height above Ground level	54.73 M. AGL (Fifty Four Decimal Seven Three Meter AGL)
Permissible Top Elevation	59.43 M AMSL (Fifty Nine Decimal Four Three Meter AMSL)

Contd....2/-

3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level) viz. **4.70 M.** relative location of the proposed area Bldg / Structure & its distance and Bearings from the ARP / Runway ends, as tendered by the applicant are correct, if, however, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered & which could adversely affect aircraft operations, the structure or part (s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is/are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.
4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorized vide this 'NOC'.
5. No radio/TV Antenna, lightning arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.
6. The use of oil fired or electric fired furnace is obligatory, within 8 Kms of the Aerodrome.
7. The certificate is valid for a period of **5** years from the date of its issue. If the building / structure / chimney is not constructed & completed within the above mentioned period of years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman, Airports Authority of India and/or the, date of completion of Building / Structure / Chimney should be intimated to the AAI and or.
8. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights which by reason of its intensity, the site at any time during or after the construction of the building.
9. The Applicant will not complain / claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport. Day & Night markings with secondary power supply may be provided as per ICAO standards.
10. **"This NOC is issued as per the approval of the The Appellate Committee of Ministry of Civil Aviation in its meeting held on 20th June, 2014 and No Further review /appeal/Aeronautical Study for higher height than mentioned above will be considered".**
11. **"The building height has been cleared through Aeronautical Study and therefore the building shall not give shielding benefit to any other structures".**

The Following risk mitigation measures shall be adopted to fulfill the requirement of :

- (a) A Pilot's need to be made aware of potentially hazardous Condition, and
 - (b) The responsibility of State to public deviations from standards that would Otherwise be assumed under licensing status.
12. The Airport Operator should publish the obstacle, to fulfill the above requirement before its penetration of Obstacle Limitation Surface. It is responsibility of the applicant/owner to notify the Airport Operator, i.e. MIAL at CSI Airport accordingly.
 13. The day marking and night lighting shall be provided by the applicant/owner as per the Guidelines specified in DGCA Civil Aviation Requirement Series B Part-I Section 4 in Co-ordination with and to the satisfaction of Airport Operator.
 14. Any Temporary structure such as crane, being used for the purpose of construction, should not exceed the permissible top elevation without the written permission of the Airport Operator.
 15. This Supersede NOC issued Vide letter No. BT-1/NOCC/CS/MUM/08/428/ dated 09.09.2008.
 16. This NOC issued as per CHQ letter no. AAI/20012/71/2010-ARI (NOC) dated 21.07.2014.

This certificate is issued with the approval of Competent Authority.

Your's faithfully,


(S.K. Dasgupta)
Jt. GM (ATM/NOC), WR
For GM (Aero), WR.

Copy to

- 1) The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003
- 2) The President, Mumbai International Airport Pvt. Ltd., CSI Airport, 1st Floor, Terminal - 1B, Santacruz (E), Mumbai -400099.
- 3) Asstt. Engineer Survey/(WS)H & K Wards, Municipal Office Bldg. A, 1st Floor, R.K. Patkar Marg, Bandra(W), Mumbai - 400 050.
- 4) The Dy. General Manager (Vigilance)
- 5) Guard File

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Final Fire Safety Approval from firefighting installation point of view to obtain Occupation Certificate i.e. for the 14th (part) floor only of High-rise Commercial building on plot bearing C-62, 'G' block of Bandra Kurla Complex, Bandra (E).

Ref: 1) Online File No:- **P-13938/2022/(5457)/H/E Ward/ KOLEKALYANUNIVERSITY/MMRDA/CFO/1/Amend** submitted by Architect Ms. Abha K.Talekar.

Owner/ Applicant
BKC Properties Pvt. Ltd.

In this case, please refer to the fire safety requirement letter issued under No. FBM/S/504/63 dated 05/05/2004, for the proposed construction of highrise office building having two level basements + Ground Floor on stilt + 1st to 9th (4th to 9th part) upper floors with a total height of 38.80 mtrs. from general ground level to terrace level.

Further, please refer to this fire safety requirement letter issued under No. FBM/S/505/226 date 14/06/2005 for the proposed construction of Highrise office building having two level basements + Ground Floor on stilt+ 1st to 9th (4th to 9th part) upper floors with a total height of 39.55 mtrs. from general ground level to terrace level.

Further, NOC for Occupation Certificate was issued u/no. FBM/S/507/648 dated 14/12/2007 to use and occupy the High-rise office building having two level basements + Ground Floor on stilt+ 1st to 9th (4th to 9th part) upper floors with a total height of 39.55 mtrs. from general ground level to terrace level.

Further, please refer to this fire safety requirement letter issued under No. FB/HR/WS/1013 dated 22/02/2010 for the proposed construction of Highrise office building having two level basements + Ground Floor part on stilt+ 12th upper floors (part 10th, 11th & 12th floor) with a total height of 51.10 mtrs. from general ground level to terrace level.

Further, please refer to this fire safety requirement letter issued under No. FB/HR/WS/85 dated- 18/05/2012, for the proposed construction of Highrise office building having two level basements + Ground floor on stilt + 14th upper floors (Part 10th, 11th, & 12th floors) with a total height of 58.80 mtrs. from general ground level to terrace level.

Further, please refer to this fire safety requirement letter issued under No. FB/HR/R-III/162 dated 25/03/2019 for the proposed construction of Highrise Commercial building having two level basements + part Ground Floor and part stilts + 1st to 3rd + 4th (4th part) + 5th to 13th (13th part) + 14th (14th part) upper floors for office use with a total height of 59.15 mtrs. from general ground level to terrace level.

Further, NOC for Occupation Certificate was issued u/no. FB/HR/RIII/166 dated 01/02/2022 for the 9th floor to 12th upper floors of the High-rise Commercial building having two level basement + part Ground Floor and part stilts + 1st to 3rd + 4th (4th part) + 5th to 13th (13th part) + 14th (14th part) upper floors for office use with a total height of 59.15 mtrs. from general ground level to terrace level.

Further, Compliance report was issued u/no. P-13938/2022/(5457)/H/E Ward/KOLEKALYAN UNIVERSITY/MMRDA-CFO/1/New dated 31/10/2023 for fire safety point of view to obtain part occupation certificate i.e. for the 13th floor (13th part) of the said High-rise Commercial building.

Now, the Architect has uploaded a letter and intimated about the completion of construction of 14th (part) floor of the said High Rise Commercial building and completion of fire safety requirements stipulated vide above referred Fire safety requirement letters issued by this department and has requested to issue Final Fire Safety Approval from firefighting installation point of view to obtain occupation certificate.

As per the date for joint inspection, a senior officer of this department visited & inspected the site to verify & ensure the compliance of all fire protection & firefighting requirements stipulated by this department vide above referred Fire safety requirement letters. During the inspection it was observed that the party has complied with the fire protection & fire-fighting requirements stipulated vide this office.

The fire-fighting requirements such as wet riser cum down comer system, automatic sprinkler system, fire pump, sprinkler pump, jockey pumps, booster pump, diesel driven stand by pump, automatic detection & alarm system, fireman switch for fire lift, courtyard hydrants, etc. of the above said High rise commercial building were checked/tested & found in good working condition. Electric cable ducts were found sealed at each floor level of the building, portable fire extinguishers are found provided.

The License Surveyor has submitted the following documents:

- 1) Form 'B'** certificate issued by Govt. approved Licensed Agency by M/s. VI Astra Engineers (India) Pvt. Ltd., dated 02/1/2025 (License no. MFS/LA/RF-577, MFS/LA/RD-275) for the maintenance & working condition of existing fire-fighting system in the said building.
- 2) Form 'A'** certificate issued by Govt. approved Licensed Agency by M/s. Nishit Fire Protection Systems, dated 06/01/2025 (License no. MFS/LA/RF-598/RD-568/RP-135) for the installation & commissioning of fire-fighting system on the said premises.
- 3) Form 'A'** certificate issued by M/s. Nishit Fire Protection Systems, dated 31/12/2024 (License no. MFS/LA/RD-568) for installation, and commissioning of the automatic detection & alarm system on 14th floor.
- 4) Form 'A'** certificate of FRD installed on the premises from M/s. Nishit Fire Protection Systems, dated 01/01/2025 Govt. approved license agency having Lic no. MFS/LA/RP-135

- 5) **Lift Certificate** (License for working of the Lift, Fire lift No. M.V.N./ 518/23042023/79618, M.V.N./ 518/31082023/84838) from Lift Inspector.
 - 6) **Ameded Commencement Certificate above Plinth.** has uploaded for commercial building comprising of 02 level basement + Ground floor (part) + 1st to 14th upper floor u/no. TCP (P-2)/BKC-27(CC)/G/C-62/40/VII/111/2022 dated 08/02/2022.
 - 7) **Structural stability certificate** from Consulting Structural Engineer Mr. Anand Kulkarni of M/s. Epicons Consultants Pvt. Ltd. (having Reg. No. STR:840001873) dated 15/11/2024.
 - 8) **Certificate from Electric Contractor** M/s. Turnkey Electricals Engineers Pvt. Ltd, Gov. Licensed (Lic. No. M.T.8447) for completion of electric and installation work & providing alternate electric supply from D.G. set to Fire pump panel, fire pump, Fire alarm and detection panel, fire lifts & emergency lights.
 - 9) **Checklist** of Ms. Abha K.Talekar, Architect and checklist of Govt. approved license agency M/s. Nishit Fire Protection Systems.
 - 10) **Water tank capacity certificate** for overhead water storage tank from MEP Consultant M/s. Urja Building Services Consultants Pvt. Ltd.
- The party has also submitted an undertaking on Rs. 500/- stamp paper dated 06/01/2025 mentioning that following points:**
- i. Six monthly certificates of maintenance of fire fighting installation shall be uploaded by License agency/developer/society whoever responsible irrespective of occupation.
 - ii. Open space and refuge area as approved shall not be misused in any manner at any point in time in future.
 - iii. We have already paid the necessary charges/fees as per the area certificate given by the Architect, however if any difference in area to be paid due to difference in area point out by concern authority of Chief (T & C.P.) M.M.R.D.A or auditor then same will be paid by us.
 - iv. We will not violate the requirement stipulated in the NOC issued by The Mumbai Fire Brigade.

The party has provided overhead water storage tank as per the requirement letter of C.F.O.'s department & MEP Consultant has certified the capacity of the overhead water tank, however, the capacity of the same shall be verified & confirmed by the department of Hydraulic Engineer.

As per Maharashtra Fire & Life Safety Measures Act-2006, Six monthly certificate of maintenance & good working condition of fire protection system issued by authorized license agency shall be uploaded on **[https://portal.mcgm.gov.in/irj/portal/ anonymous/upload](https://portal.mcgm.gov.in/irj/portal/anonymous/upload)** in the month of January & July every year.

However, the firefighting requirements inspected by this department on the day of inspection. The compliances of all fire protection and firefighting requirements are found in good working condition at the time of inspection. It shall be the responsibility of owner/occupier to observe the fire safety measures and maintained the firefighting system in good working order. From the next day of the

inspection, if any item or requirements if missing then this department or inspecting officer is not responsible for the same, if found inadequacy regarding improper implementation of the requirement, then owner/occupier shall have to comply. Electric audits of the entire premises shall be done periodically under the supervision of the competent authority to prevent electric fire in premises in future.

In case, if any complaint/ issues raised in future regarding installation of firefighting system, it should be rectified by occupiers and owner accordingly.

In view of the above, as far as this department is concerned this Final Fire Safety Approval is issued from fire safety point of view to obtain occupation certificate for 14th (part) floor of the said High Rise Commercial building.

Scrutiny Fees:-

Earlier, the party has paid Scrutiny fees of Rs. 2,02,200/- vide Receipt no. 118714 dated 22/04/2004, on the total built up area of 20220.00Sq. mtrs, as certified by the Architect.

Further, the party has paid additional Scrutiny fees of Rs. 8460/- vide Receipt no. 0840790 & Sap. Doc. No. 1000351197 dated 10/07/2009, on the additional built up area of 816.00Sq. mtrs, as certified by the Architect.

Further, the party has paid additional Scrutiny fees of Rs. 4060/- vide Receipt no. 1092894 & Sap. Doc. No. 1000525942 dated 11/02/2011, on the additional built up area of 406.00Sq. mtrs. as certified by the Architect.

Further, the party has paid additional Scrutiny fees of Rs. 2,70,280/- vide Receipt no. 6322105 & Sap. Doc. No. 1001143994 dated 05.05.2012, on the additional built up area of 2778.00Sq. mtrs. as certified by the Architect.

Further, the Architect vide his letter has certified the gross built up area as 24565.00 Sq. mtrs and the party has paid an additional scrutiny fees of Rs. 6,94,121/- vide Receipt No. 2267364&65 Sap Doc. No. 1003544035 dated 14/03/2019.

Further, the Architect vide his letter has certified the gross built up area as 24447.00 Sq. mtrs and the party has paid an additional scrutiny fees of Rs. 4,09,934/- vide Receipt No. 0206875/76/77 Sap Doc. No. 1004185549 dated 08/11/2021.

Fire & Emergency Service Fees:-

Further, License Surveyor has certified height of the building as 59.15 mtrs. & Gross built up area as 24565.00 sq. mtrs. for the said Highrise commercial building & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, has paid "Fire Service Fee" of Rs. 3,68,475/- vide Receipt no. 4065113/14/15 SAP Doc No. 1004114290 dated 30/07/2021.

However, the Architect vide his letter has certified the total gross built up

area of the building as **24447.00 sq. mtrs.**(applying for 14th floor area is 900.61 sq. mt) As there is no increase/ change in total gross built up area. Hence no additional scrutiny fee is payable. However, Chief (T & C.P.) M.M.R.D.A shall verify the total built up area and inform this department if it is more for the purpose of levying additional scrutiny fee, if necessary.

Chief (T & C.P.) M.M.R.D.A is requested to verify the civil works, interior work and all the other requirements stipulated vide this office N.O.C.s pertaining to the civil engineering side including corridor, staircase, amendments, height of the building, floor occupancy, etc. as per the NOC/Plans approved by this department.

This Final Fire safety Approval report of firefighting installation for 14th (part) floor of the said High Rise Commercial building is issued as per the inspection report submitted by the inspecting officer and without prejudice to legal matters pending in Hon. court of law, if any.

SACHIN
NANDKUMAR
TALEKAR

Digitally signed by SACHIN
NANDKUMAR TALEKAR
Date: 2025.01.08 23:04:53
+05'30'

**Asstt. Div. Fire Officer
(Inspecting Officer)**

MAHENDRA
YESHWANT
MITHBAONKAR

Digitally signed by
MAHENDRA YESHWANT
MITHBAONKAR
Date: 2025.01.09 19:44:18
+05'30'

**Div. Fire Officer
(Verified by)**

HARISHCHANDRA
VASANT GIRKAR

Digitally signed by
HARISHCHANDRA VASANT GIRKAR
Date: 2025.01.10 14:56:14 +05'30'

**Dy. Chief Fire Officer
(Approved by)**

Copy to:

- 1) Chief (T & C.P.) M.M.R.D.A.**
- 2) Architect Ms. Abha K.Talekar**



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM FOR FILING ANNUAL RETURNS

[To be submitted by producer/manufacturer/refurbisher/dismantler/recycler/bulk consumer by 30th day of June following the financial year to which that return relates]

Submitted For

April 2024-March 2025

Apply As

Bulk Consumer

1. Name of the Bulk Consumer

M/s. BKC Properties Pvt. Ltd.

Address of the Bulk Consumer /recycler

Plot No. C-62, G - Block, at Bandra (E) Kurla Complex, Village Kole Kalyan, Andheri, Mumbai

2. Name of the authorised person

Ashwin Chauhan

Full address of authorised person

Vibgyor tower, Plot C-62,Opp Trident Hotel, Bandra Kurla Complex, Bandra (E), Mumbai 400051

Telephone

9773485587

Email

VibgyorMPCB@kraheja.com

Fax

--

3. BULK CONSUMERS:

Type

Others - Others

Quantity(MT)

1.292

4. Name of the destination where E-waste is channelized

1. MUKESH METAL 2. M/S. GREEN INDIA E-WASTE & RECYCLING
OPC PRIVATE LIMITED

Address of the destination where E-waste is channelized

1. MUKESH METAL 2. M/S. GREEN INDIA E-WASTE & RECYCLING
OPC PRIVATE LIMITED

Place

Mumbai

Date

Jun 9, 2025



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2) BKC-27(CC)/G/C-62/40/III/ 319 /2009

Date : 31 MAR 2009

OCCUPANCY CERTIFICATE

To,

✓
Architect Madhuri Khandekar
Construction House 'A',
24th Road, Khar (West),
Mumbai - 4000 052
Fax: 26004331

Sir,

The development work of Commercial-Office Building of **BKC Properties Pvt. Ltd.** on Plot No. C-62 of 'G' Block of Bandra Kurla Complex for 9th floor having built-up area of 554.95 sq.m. is completed under the supervision of Architect Smt. Madhuri S. Khandekar, Architect's Registration no. CA/82/7306 may be occupied on the following conditions:-

1. The applicant shall complete the work of providing flooring, tiling and fixtures in the toilets on 9th floor before occupying the respective floor.
2. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office.
3. That any change in the user in future would require prior approval of MMRDA.

A set of certified completion plans (Drawing Nos. M-101, M106 & M109) is returned herewith.

Yours faithfully,

Metropolitan Commissioner
M.M.R.D.A., Mumbai.

Copy to,

- 1) **The Director,**
BKC Properties Pvt. Ltd.
Construction House 'A',
24th Road, Khar (West),
Mumbai - 4000 052
Fax: 91-22-26005264
- 2) **The Executive Engineer,**
Building Proposals-Suburbs,
MCGM Office, H&K Ward,
R.K.Patkar Marg, Bandra (West), Mumbai - 400 050.



Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

No. TCP(P-2)/BKC-27(CC)/G/C-62/IX/1804/2025

Date: 27 OCT 2025

OCCUPANCY CERTIFICATE

To,
Mr. Abha Talekar,
M/s. BKC Properties Pvt. Ltd.
Plot No. C-30, Block 'G', Opp. SIDBI,
Bandra Kurla Complex, Bandra (East)
Mumbai – 400021.

Sir/ Madam,

The Part development work of commercial building of M/s. BKC Properties Pvt. Ltd. on Plot No. C-62 in G-Block of Bandra Kurla Complex with the Built-up Area of 500.38 Sq.Mt. (446.50 Sq.Mt. + 53.88 Sq.Mt. of AHU Area) for the 14th Floor is now completed, in addition to the Part O.C. issued on 03/03/2008, 31/03/2009, 19/09/2022 & 28/06/2024 for Basic Built-Up Area (BUA) admeasuring 9,964.33 Sq.Mt. & Addl. BUA admeasuring 2,988.22 Sq.Mt. respectively. The table indicating the Total Built-up Area to be occupied now i.e. 13,452.93 Sq.Mt. (Basic BUA of 9,964.33 Sq.Mt. + Addl. BUA of 3,488.60 Sq.Mt.) against the Permissible Built-up Area of 13,505.76 Sq.Mt, is as follows;

(All Area in Sq.Mt.)

Sr. No.	Floor	Cumulative Last Approved Total BUA as per Amended C.C. Dt.08/02/2022	BUA for which O.C. is issued on 03/03/2008 & 31/03/2009	BUA for which Part O.C. is Granted on 19/09/2022	Area for which Part O.C. is Granted on 28/06/2024	BUA for O.C. is now requested	Cumulative Area for which O.C. is Granted till date		
							Basic BUA	Addl. BUA	Total BUA
1	2	3	4	5	6	7	8	9	10 = 8 + 9
1	Basement 2	-	-	-	-	-	-	-	-
2	Basement 1	-	-	-	-	-	-	-	-
3	Ground	743.84	818.60	-	-	-	722.90	-	722.90
4	1st	1,088.59	1,166.86	-	-	-	1,088.59	-	1,088.59
5	2nd	1,287.34	1,365.61	-	-	-	1,287.34	-	1,287.34
6	3rd	1,286.90	1,365.61	-	-	-	1,286.90	-	1,286.90
7	4th	859.83	938.54	-	-	-	859.83	-	859.83
8	5th	859.83	938.54	-	-	-	859.83	-	859.83
9	6th	859.83	938.54	-	-	-	859.83	-	859.83
10	7th	859.83	938.54	-	-	-	859.83	-	859.83
11	8th	859.83	938.54	-	-	-	859.83	-	859.83
12	9th (Part Refuge)	719.50	554.95	151.51	-	-	426.53	279.93	706.46
13	10th	859.83	-	859.83	-	-	312.41	547.42	859.83
14	11th	859.83	-	859.83	-	-	312.41	547.42	859.83
15	12th	859.83	-	859.83	-	-	228.1	631.73	859.83
16	13th (Part Refuge)	617.42	-	-	617.42	-	-	617.42	617.42
17	14th	446.09	-	-	-	446.50	-	446.50	446.50
18	AHU Area/ Excess AHU area	404.66	-	250.32	110.73	53.88	-	414.93	414.93
19	Excess Refuge area	9.85	-	-	3.25	-	-	3.25	3.25
20	Total BUA	13,482.83	9,964.33	2,981.32	731.40	500.38	9,964.33	3,488.60	13,452.93
21	Permissible BUA	13,505.76	10,000.00				10,000	3,505.76	13,505.76

The above Part development is completed under the supervision of the Architect Abha Talekar having Registration No. CA/2004/33139 and Structural Engineer Mr. Irshad Khan having license no. STR/K/181 of M/s. Ramboll India Pvt, Ltd. as reflected in set of drawings having

मुंबई महानगर प्रदेश विकास प्राधिकरण

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५९.

ईपीएनईक्स : +९१ २२ ६५९६ ०००९ / ४०००
<https://mmrda.maharashtra.gov.in>

Drawing Nos. M-100, M-101, M-107, M108 & M-110 (total 05 Nos. of Drawings) is allowed to be Occupied subject to the following conditions:-

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation;
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way;
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved;
4. That if any change in the user or constructed premises mentioned/ depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken;
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA;
6. This permission is issued without prejudice to action, if any, under the MR&TP Act, 1966;
7. Any condition mentioned in any of the NOC from any Concerned Authority/ Competent Authority shall be complied with before occupying the property/ premises under reference;
8. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by MCGM/ MMRDA;
9. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
10. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/Gen dt.06/01/2014 (in respect of preservation of documents mentioned at sr. no. a) to k) therein;
11. The applicant shall adhere to all the conditions mentioned in NOC for Height Clearance dt.07/10/2021 as issued by Airport Authority of India;
12. Any condition mentioned in any of the NOC from any Concerned Authority/ Competent Authority shall be complied with before occupying the property/ premises under reference;

13. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Office circular No. MFS/10/2012/1099 dated 19/07/2012;
14. The applicant shall comply with all the conditions mentioned in the various NOC's issued by the Consultants/ Competent Authority and abide by all the Government orders issued from time to time;
15. The applicant shall submit the Completion Certificate/ Compliance Report from Solid Waste Management Dept. of BMC regarding disposal of Construction & Demolition Waste in respect of the work carried out in the building under reference, prior to request for release of Bank Guarantee;
16. The applicant shall comply the conditions of Chief Fire Officer, BMC's NOC dt.22/02/2010, 18/05/2012, 25/03/2019, Part Compliance Report from CFO issued on 01/12/2022 & 31/10/2023 and Final Fire Safety Compliance Report dt.08/01/2025 & 10/10/2025 respectively;
17. The applicant shall comply & abide by the conditions of NOC of EE (Traffic & Co-ordination), MCGM dt.22/08/2012 and the Traffic Consultant Certification dt.07/02/2022 read with the Parking Completion Certificate dt.05/02/2025 issued by Traffic/ Parking Consultant in respect of proposed changes in parking layout in the Basements & the Ground Floor of the building under reference;
18. The applicant shall comply with the conditions mentioned in the Minutes of the 91st Meeting of SEIAA dt.6th & 9th Nov. 2015 and 194th Meeting of SEIAA Dt.13/03/2020 and the Environment Clearance from EIA Authority dt.28/01/2016 & dt.01/06/2020 respectively;
19. The applicant shall comply with all the conditions of the Commencement Certificate/ Amended Commencement Certificate & Part Occupation Certificate issued for the development under reference;
20. This Occupancy Certificate should be read along with the Part- Occupancy Certificate issued on 03/03/2008, 31/03/2009, 19/09/2022 & 28/06/2024 respectively.

This Occupancy Certificate is issued with the approval of Metropolitan Commissioner.

Yours faithfully,


(Ankit Das)
Planner

Town & Country Planning Division



No. TCP(P-2)/BKC-27(CC)/G/C-62/IX/1804/2025

Date: 27 OCT 2025

Copy with set of certified as built plans bearing nos. M-100, M-101, M-107, M108 & M-110 to:

- (i) Authorized Signatory,
M/s. BKC Properties Pvt. Ltd.
Plot No. C-30, Block 'G', Opp. SIDBI,
Bandra Kurla Complex, Bandra (East)
Mumbai – 400021.
- (ii) **The Executive Engineer,**
Building Proposals – W.S.,
Hinduhridaysamrat Shri. Balasaheb Thakre Market,
New Majas Market, CTS No.171/2, 175/A3,
Village Majas, Poonam Nagar, Near JVLR
Jogeshwari (East), Mumbai – 400 102.
- (iii) **Chief Executive Officer,**
Maharashtra Building & Other Construction Workers Welfare Board,
C-22, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051.

No. TCP(P-2)/BKC-27(CC)/G/C-62/VIII/FS4 /2022 Date:

PART-OCCUPANCY CERTIFICATE 19 SEP 2022

To,
 ✓ Ar. Abha Talekar,
M/s. BKC Properties Pvt. Ltd.
 Plot No. C-30, Block 'G', Opp. SIDBI,
 Bandra Kurla Complex, Bandra (East)
 Mumbai – 400021.

Sir/ Madam,

The Part development work of commercial building of **M/s. BKC Properties Pvt. Ltd.** on Plot No. C-62 in G-Block of Bandra Kurla Complex with the Built-up Area of 2,981.32 Sq.Mt. (2,731.00 Sq.Mt. + 250.32 Sq.Mt. of Excess AHU Area) for the 9th (Part Refuge) Floor to 12th Upper Floor is now completed, in addition to the Part O.C. issued on 03/03/2008 & 31/03/2009 for Built-Up Area admeasuring 9,964.33 Sq.Mt. The table indicating the Total Built-up Area to be occupied now (i.e. 12,221.15 Sq.Mt.) against the Permissible Built-up Area of 13,505.76 Sq.Mt, is as follows;

Sr. No.	Floor	Cumulative Last Approved Total BUA as per Amended C.C. Dt.08/02/2022	BUA for which O.C. is issued on 03/03/2008 & 31/03/2009	BUA for which Part O.C. is now Granted	Cumulative Area for which Part O.C. is Granted till date			Area for which O.C. is balance
					Basic BUA	Addl. BUA	Total BUA	
1	2	3	4	5	6	7	8 = 6 + 7	9
1	Basement 2	-	-	-	-	-	-	-
2	Basement 1	-	-	-	-	-	-	-
3	Ground	743.84	818.60	-	722.90	-	722.90	20.94
4	1st	1,088.59	1,166.86	-	1,088.59	-	1,088.59	-
5	2nd	1,287.34	1,365.61	-	1,287.34	-	1,287.34	-
6	3rd	1,286.90	1,365.61	-	1,286.90	-	1,286.90	-
7	4th	859.83	938.54	-	859.83	-	859.83	-
8	5th	859.83	938.54	-	859.83	-	859.83	-
9	6th	859.83	938.54	-	859.83	-	859.83	-
10	7th	859.83	938.54	-	859.83	-	859.83	-
11	8th	859.83	938.54	-	859.83	-	859.83	-
12	9th (Part Refuge)	719.50	554.95	151.51	426.53	279.93	706.46	-
13	10th	859.83	-	859.83	312.41	547.42	859.83	-
14	11th	859.83	-	859.83	312.41	547.42	859.83	-
15	12th	859.83	-	859.83	228.1	631.73	859.83	-
16	13th (Part Refuge)	617.42	-	-	-	-	-	617.42
17	14th	446.09	-	-	-	-	-	446.09
18	Excess AHU area	404.66	-	250.32	-	250.32	-	154.34
19	Excess Refuge area	9.85	-	-	-	-	-	9.85
20	Total BUA	13,482.83	9,964.33	2,981.32	9,964.33	2,256.82	12,221.15	1,248.64
21	Permissible BUA	13,505.76	10,000.00		10,000	3,505.76	13,505.76	

The above Part development is completed under the supervision of the Architect Abha Talekar having Registration No. CA/2004/33139 and Structural Engineer Mr. Irshad Khan having license no. STR/K/181 of M/s. Ramboll India Pvt. Ltd. as reflected in set of drawings having Drawing Nos. M-101 to M-104 (total 04 Nos. of Drawings) is allowed to be Occupied subject to the following conditions:-

Viz:

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051.

T +91 22 2659 1234 EPABX +91 22 2659 0001 / 4000 F +91 22 2659 1112 / 1264

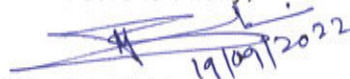
<https://mmrda.maharashtra.gov.in>

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation;
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way;
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved;
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Part-Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken;
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA;
6. This permission is issued without prejudice to action, if any, under the MR&TP Act, 1966;
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property/ premises under reference;
8. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by MCGM/ MMRDA;
9. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
10. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/Gen; dt. 06/01/2014 (in respect of preservation of documents mentioned at sr. no. a) to k) therein;
11. The applicant shall adhere to all the conditions mentioned in NOC for Height Clearance dt.07/10/2021 as issued by Airport Authority of India;
12. The applicant shall submit the verification certificate from AAI/ Appropriate Authority certifying that the top elevation of the building is within the height clearance issued by AAI before requesting the O.C. for the 13th & 14th Upper Floors of the building under reference;
13. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Office circular No. MFS/10/2012/1099 dated 19/07/2012;
14. The applicant shall comply with all the conditions mentioned in the various NOC's etc and abide by all the Government orders issued from time to time,
15. The applicant shall submit the Completion Certificate from the SWD Consultant before requesting the O.C. for the 13th & 14th Upper Floors of the building as ensured by Architect vide letter dt.11/04/2022;
16. The applicant shall submit the NOC from the Tree Authority before requesting the O.C. for the 13th & 14th Upper Floors of the building as ensured by Architect vide letter dt.11/04/2022;

17. The applicant shall submit the Completion Certificate/ Compliance Report from MCGM regarding disposal of Construction & Demolition Waste before requesting for O.C. for the 13th & 14th Upper Floors of the building under reference as ensured by the Architect vide letter dt.10/03/2022;
18. The applicant shall submit the M&E Completion Certificate before requesting the O.C. for the 13th & 14th Upper Floors of the building under reference as ensured by the Architect vide letter dt.10/03/2022;
19. The applicant shall comply the conditions of Chief Fire Officer, MCGM's NOC dt. 22/02/2010, 18/05/2012, 25/03/2019 & the Part Compliance Report from CFO issued on 01/12/2022;
20. The applicant shall submit the Full Compliance Report from the Chief Fire Officer, MCGM before requesting the O.C. the 13th & 14th Upper Floors of the building under reference;
21. The applicant shall complete the modifications in the basement regarding stack parking etc. before requesting the O.C. for the 13th & 14th Upper Floors of the building under reference;
22. The applicant shall comply with the conditions mentioned in the Minutes of the 91st Meeting of SEIAA dt.6th & 9th Nov. 2015 and 194th Meeting of SEIAA Dt.13/03/2020 and the Environment Clearance from EIA Authority dt.28/01/2016 & dt.01/06/2020 respectively;
23. The applicant shall adhere to the terms & conditions as mentioned in the Govt. directives dy.14/01/2021 read with MMRDA's Circular dt.21/12/2021 with respect to the rebate of 50% in premium towards Staircase, Lift & Lift Lobbies;
24. The applicant shall comply with all the conditions of the Commencement Certificate/ Amended Commencement Certificate;
25. The applicant shall ensure that the Cooling Towers which are temporarily located at Ground floor Level in Open Space are shifted to the 13th Upper Floor before requesting the 13th & 14th Upper Floors of the building as ensured by the Architect vide letter dt.11/04/2022;
26. This Part- Occupancy Certificate should be read along with the Part- Occupancy Certificate issued on 03/03/2008 & 31/03/2009 respectively.

This Part Occupancy Certificate is issued with the approval of Metropolitan Commissioner.

Yours faithfully,



(Manish Bhishnurkar)
Planner

Town & Country Planning Division

Copy with set of certified as built plans bearing nos. M-101 to M-104 to:

- (i) Authorized Signatory,
M/s. BKC Properties Pvt. Ltd.
Plot No. C-30, Block 'G', Opp. SIDBI,
Bandra Kurla Complex, Bandra (East)
Mumbai – 400021.

No. TCP(P-2)/BKC-27(CC)/G/C-62/VIII/254 /2022

Date: 19 SEP 2022

(ii) The Executive Engineer,

Building Proposals – W.S.,
Hinduhridaysamrat Shri. Balasaheb Thakre Market,
New Majas Market, CTS No.171/2, 175/A3,
Village Majas, Poonam Nagar, Near JVLR
Jogeshwari (East), Mumbai – 400 102.

(iii) Chief Executive Officer,

Maharashtra Building & Other Construction Workers Welfare Board,
C-22, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051.

No. TCP(P-2)/BKC-27(CC)/G/C-62/VIII/535/2024

Date: 28 JUN 2024

PART-OCCUPANCY CERTIFICATE

To,

Ar. Abha Talekar,

M/s. BKC Properties Pvt. Ltd.

Plot No. C-30, Block 'G', Opp. SIDBI,

Bandra Kurla Complex, Bandra (East)

Mumbai - 400021.

Sir/ Madam,

The Part development work of commercial building of M/s. BKC Properties Pvt. Ltd. on Plot No. C-62 in G-Block of Bandra Kurla Complex with the Built-up Area of 731.40 Sq.Mt. 617.42 Sq.Mt. + 110.73 Sq.Mt. of AHU Area + 3.25 Sq.Mt. of Excess Refuge Area) for the 13th (Part Refuge) Floor is now completed, in addition to the Part O.C. issued on 03/03/2008, 31/03/2009 & 19/09/2022 for Built-Up Area admeasuring 9,964.33 Sq.Mt. & 2,256.82 Sq.Mt. respectively. The table indicating the Total Built-up Area to be occupied now (i.e. 12,952.55 Sq.Mt.) against the Permissible Built-up Area of 13,505.76 Sq.Mt, is as follows;

Sr. No.	Floor	Cumulative Last Approved Total BUA as per Amended C.C. Dt.08/02/2022	BUA for which O.C. is issued on 03/03/2008 & 31/03/2009	BUA for which Part O.C. is Granted on 19/09/2022	Area for which Part O.C. is now requested	Cumulative Area for which Part O.C. is Granted till date		
						Basic BUA	Addl. BUA	Total BUA
1	2	3	4	5	6	7	8	9 = 7 + 8
1	Basement 2	-	-	-	-	-	-	-
2	Basement 1	-	-	-	-	-	-	-
3	Ground	743.84	818.60	-	-	722.90	-	722.90
4	1st	1,088.59	1,166.86	-	-	1,088.59	-	1,088.59
5	2nd	1,287.34	1,365.61	-	-	1,287.34	-	1,287.34
6	3rd	1,286.90	1,365.61	-	-	1,286.90	-	1,286.90
7	4th	859.83	938.54	-	-	859.83	-	859.83
8	5th	859.83	938.54	-	-	859.83	-	859.83
9	6th	859.83	938.54	-	-	859.83	-	859.83
10	7th	859.83	938.54	-	-	859.83	-	859.83
11	8th	859.83	938.54	-	-	859.83	-	859.83
12	9th (Part Refuge)	719.50	554.95	151.51	-	426.53	279.93	706.46
13	10th	859.83	-	859.83	-	312.41	547.42	859.83
14	11th	859.83	-	859.83	-	312.41	547.42	859.83
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16	13th (Part Refuge)	617.42	-	-	617.42	-	617.42	617.42
17	14th	446.09	-	-	-	-	-	-
18	AHU Area/ Excess AHU area	404.66	-	250.32	110.73	-	361.05	361.05
19	Excess Refuge area	9.85	-	-	3.25	-	3.25	3.25
20	Total BUA	13,482.83	9,964.33	2,981.32	731.40	9,964.33	2,988.22	12,952.55
21	Permissible BUA	13,505.76	10,000.00			10,000	3,505.76	13,505.76

The above Part development is completed under the supervision of the Architect Abha Talekar having Registration No. CA/2004/33139 and Structural Engineer Mr. Irshad Khan having license no. STR/K/181 of M/s. Ramboll India Pvt, Ltd. as reflected in set of drawings having Drawing Nos. M-100, M106, M108 & M-110 (total 04 Nos. of Drawings) is allowed to be Occupied subject to the following conditions:-

Viz:

1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation;
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way;
3. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved;
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Part-Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken;
5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA;
6. This permission is issued without prejudice to action, if any, under the MR&TP Act, 1966;
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property/ premises under reference;
8. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by MCGM/ MMRDA;
9. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
10. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/Gen; dt. 06/01/2014 (in respect of preservation of documents mentioned at sr. no. a) to k) therein;
11. The applicant shall adhere to all the conditions mentioned in NOC for Height Clearance dt.07/10/2021 as issued by Airport Authority of India;
12. The applicant shall submit the verification certificate from AAI/ Appropriate Authority certifying that the top elevation of the building is within the height clearance issued by AAI before requesting the Full O.C. of the building under reference;
13. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Office circular No. MFS/10/2012/1099 dated 19/07/2012;

14. The applicant shall comply with all the conditions mentioned in the various NOC's etc and abide by all the Government orders issued from time to time,
15. The applicant shall submit the Completion Certificate from the SWD Consultant before requesting the Full O.C. of the building under reference;
16. The applicant shall submit the NOC from the Tree Authority before requesting the Full O.C. of the building under reference;
17. The applicant shall submit the Completion Certificate/ Compliance Report from MCGM regarding disposal of Construction & Demolition Waste before requesting for Full O.C. of the building under reference;
18. The applicant shall submit the M&E Completion Certificate before requesting the Full O.C. of the building under reference;
19. The applicant shall comply the conditions of Chief Fire Officer, MCGM's NOC dt. 22/02/2010, 18/05/2012, 25/03/2019, Part Compliance Report from CFO issued on 01/12/2022 & 31/10/2023 respectively;
20. The applicant shall submit the Full Compliance Report from the Chief Fire Officer, MCGM before requesting the Full O.C. of the building under reference;
21. The applicant shall complete the modifications in the basement regarding stack parking etc within a period of six months or before requesting the Full O.C. of the building under reference, whichever is earlier as ensured by applicant vide Undertaking Dt.21/03/2024 and submit the completion certificate from Traffic Consultant/ Parking Consultant in that respect;
22. The applicant shall comply with the conditions mentioned in the Minutes of the 91st Meeting of SEIAA dt.6th & 9th Nov. 2015 and 194th Meeting of SEIAA Dt.13/03/2020 and the Environment Clearance from EIA Authority dt.28/01/2016 & dt.01/06/2020 respectively;
23. The applicant shall adhere to the terms & conditions as mentioned in the Govt. directives dy.14/01/2021 read with MMRDA's Circular dt.21/12/2021 with respect to the rebate of 50% in premium towards Staircase, Lift & Lift Lobbies and submit compliance to MMRDA before requesting Full O.C.;
24. The applicant shall comply with all the conditions of the Commencement Certificate/ Amended Commencement Certificate & Part Occupation Certificate;
25. This Part- Occupancy Certificate should be read along with the Part- Occupancy Certificate issued on 03/03/2008, 31/03/2009 & 19/09/2022 respectively.

This Part Occupancy Certificate is issued with the approval of Metropolitan Commissioner.

Yours faithfully,



(Avirat A. Inamdar)

Planner

Town & Country Planning Division

Copy with set of certified as built plans bearing nos. M-100, M106, M108 & M-110 to:

- (i) Authorized Signatory,
M/s. BKC Properties Pvt. Ltd.
Plot No. C-30, Block 'G', Opp. SIDBI,
Bandra Kurla Complex, Bandra (East)
Mumbai – 400021.
- (ii) **The Executive Engineer,**
Building Proposals – W.S.,
Hinduhridaysamrat Shri. Balasaheb Thakre Market,
New Majas Market, CTS No.171/2, 175/A3,
Village Majas, Poonam Nagar, Near JVLR
Jogeshwari (East), Mumbai – 400 102.
- (iii) **Chief Executive Officer,**
Maharashtra Building & Other Construction Workers Welfare Board,
C-22, Bandra Kurla Complex,
Bandra (East), Mumbai – 400051.

PROFORMA-B

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

PLANS APPROVED (D.T. NOS. OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED ABOVE PLINTH LEVEL BEARING NOTED BY THE TOWN & COUNTRY PLANNING DIVISION, M.M.R.D.A. DATE 06 JUN 2016

S. Prabhakar
CHIEF
TOWN & COUNTRY PLANNING DIVISION
M.M.R.D.A.

GLASS
CLADDING

3rd FLOOR PLAN

GLASS
CLADDINGTYPICAL FLOOR PLAN
(4th to 8th & 10th to 12th floors)

NAME & SIGNATURE OF THE OWNER

BKC PROPERTIES PVT. LTD.

PLOT No. C-30, BLOCK-G, Opp. SIDBI, BANDRA KURLA COMPLEX,
BANDRA (E), MUMBAI - 400 051. TEL No. - 25564000

NAME & SIGNATURE OF ARCHITECT

SAMBAPRASAD PINGE
(CA/90/13213)

PLOT No. C-30, BLOCK-G, Opp. SIDBI, BANDRA KURLA COMPLEX,
BANDRA (E), MUMBAI - 400 051. TEL No. - 25564000

DESCRIPTION OF PROPOSAL & PROPERTY.

PROPOSED EXTENSION TO
EXISTING COMMERCIAL BUILDING ON PLOT No. C-62,
G - BLOCK AT BANDRA KURLA COMPLEX, MUMBAI.

EXTENSION UPTO 12th FLOOR
FOR MMRDA

CONTENT OF SHEET

3rd & TYPICAL FLOOR PLAN

NORTH LINE	SCALE	DATE
	1:100	
	DRAWN BY	CHECKED BY
	francis	
DRAWING No.	REVISION No.	
M-104	NEW	

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 022-25505928

Fax : 022-25505926

Email : romumbai@mpcb.gov.in

Visit At : <http://mpcb.gov.in>



Raikar Chambers, A- Wing, 216,
2nd Floor, Deonar Gaon Road,
Near Jain Mandir, Govandi (E),
Mumbai - 400088

Orange/L.S.I

Date: 27/09/2016

Consent No: ROMUMBAI/CONSENT/1609000620

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 5 of the Hazardous Wastes (Management, Handling & Transboundry Movement) Rules 2008 and Municipal Solid Waste (Management & Handling) Rule, 2000 and E- Waste (Management & Handling) Rule, 2011 is considered and the consent is hereby granted subject to the following terms and conditions:

[To be referred as Water Act, Air Act and HW (M&H) Rules respectively].

.....

CONSENT is hereby granted to

**M/s. BKC Properties Pvt. Ltd.,
Plot No. C-62, 'G' Block, BKC,
Bandra Kurla Complex,
Bandra (East), Mumbai.**

Located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

- 1. The Consent to Establish is granted for a period up to commissioning of the project or 5 years whichever is earlier.**
- 2. The Consent is granted for;**

Sr. No.	Details of Project
1.	Residential / Commercial Project under named of M/s. BKC Properties Pvt. Ltd., Plot No. C-62, 'G' Block, BKC, Bandra Kurla Complex, Bandra (East), Mumbai and Total plot area 4289.49 sq.mtr. and Proposed (additional)Built up area 3662.47 sq.mtr. as per construction commencement certificate issued by local body.

3. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of trade effluent from the factory shall be **NIL m³**.
- (ii) The daily quantity of sewage effluent from the factory shall not exceed **60.0m³**.
- (iii) **Trade Effluent : Nil**

Treatment: The applicant shall provide comprehensive treatment system consisting of primary / secondary and/or tertiary treatment as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of the treated effluent to the following standards, if any:

(iv) **Trade Effluent Disposal:** N.A.

(iii) **Sewage Effluent Treatment:**

1. As per your consent application, you have proposed to provide the Sewage Treatment System with the total design capacity such as to accommodate all the sewage generated from commercial, residential (if SRA and non SRA/ Salable also) project.
2. The Board reserves its right to preview plans, specifications or other data relating to land setup for the treatment of water, works for the purification thereof and the system for the disposal of sewage or tread effluent or in connection with the grant of any consent conditions. The applicant shall obtained prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
3. The firm 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 operate the sewage treatment system to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent. The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality such as Sewage Treatment Plant and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.

Sr.No.	Parameters	Limits	
1.	pH	Between	5.5 to 9.0
2.	BOD,3 Days 27 degree C	Not to exceed	100 mg/l
3.	COD	Not to exceed	250 mg/l.
4.	Oil & Grease	Not to exceed	10 mg/l
5.	Suspended Solids	Not to exceed	100 mg/l.
6.	Total Residual Chlorine (as Cl ₂)	Not to exceed	1.0 mg/l
7.	Detergents	Not to exceed	2.0 mg/l

- (vi) **Sewage Effluent Disposal:** The treated domestic effluent shall be 60% reuse / recycle for the flushing, fire fighting, cooling of air conditioner, gardening and etc. and remaining shall be send to MCGM drainage system. The firm shall affix the separate meter for ensurance of 60% recycling of treated sewage and keep the records of the same. In no case effluent shall find its way to any water body directly / indirectly at any time.
- (vii) The firm shall provide specific water pollution control system as per the conditions of EP Act 1986 and rule made there under form time to time/ environmental clearance.

(viii) **Non-Hazardous Solid Wastes:**

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1.	Bio-degradable	120	Kg/D	Organic Waste Converter	Used as Manure
2.	Non-Bio-degradable	91	Kg/D	Authorized Party	Authorized Party
3.	STP Sludge	0.216	Kg/D	Used as Manure	Used as Manure

1. **Other Conditions:**

- Industry should monitor effluent and air quality regularly.
- The industry should not cause any smell nuisance in surrounding area.

4. **The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under**

The daily water consumption for the following categories is as under:

- | | | |
|---|-----|-----------|
| (i) Domestic purpose | ... | 75.00 CMD |
| (ii) Water gets Polluted & Pollutants are Biodegradable | ... | 00.00 CMD |
| (iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic | ... | 00.00 CMD |
| (iv) Industrial Cooling, spraying in mine pits or boiler feed | ... | 00.00 CMD |

5. The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

6. **CONDITIONS UNDER AIR ACT :**

- (i) The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

Control equipment – The adequate capacity of air pollution control equipment of sufficient capacity shall be provided wherever applicable to achieve following standards.

(ii) **Standards for Emission (Ambient Air)**

- | | | |
|--------------------|---------------|------------------------|
| 1. SPM | Not to exceed | 150 mg/NM ³ |
| 2. SO ₂ | Not to exceed | 80 µg/NM ³ |
| 3. Nox | Not to exceed | 80 µg/NM ³ |

7. Standards for Stack Emissions:

(i) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	UOM
1.	Diesel	210	Kg/Hr

(ii) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs.
1.	D.G. Set (1010 KVA x 2 nos.)	3.00 (above the roof of building)

(iii) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.

(iv) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

(v) **Other Conditions:**

- 1) The industry should not cause any nuisance in surrounding area.
- 2) The industry should monitor stack emissions and ambient air quality Regularly.

8. CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
1.	5.1 Used/Spent Oil	90	T/A	Sale to MPCB authorized party

9. Whenever due to any accident or gas leakage or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith reported to Collector, Directorate of Industry, Safety and Health, Police Station, Fire Brigade, Directorate of Health services, Department of Explosives, Board and Local body and the production process should be stopped by taking all necessary safety measures.. The industry shall also monitor the emission and ensure that the emission do not cause any harm or nuisance in the surrounding. The industry should not restart the process without permission of the Board and other statutory organization as require under the law.

10. Industry shall comply with following additional conditions:

- i. The applicant shall maintain good housekeeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area / inhabitants.
- ii. The applicant shall bring minimum 33% of the available open land under green coverage/ tree plantation.
- iii. Solid waste – The non hazardous solid waste arising in the factory premises, sweepings, etc., be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal to dumping ground.
- iv. The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms & conditions of this consent regarding pollution levels.
- v. The applicant shall not change or alter quantity, quality, the rate of discharge, temperature or the mode of the effluent / emissions or hazardous wastes or control equipments provided for without previous written permission of the Board.
- vi. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous wastes to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- vii. The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
- viii. The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- ix. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- x. The applicant shall install a separate electric meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- xi. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes / sewers down- stream of the terminal manholes. No effluent shall find its way other than in designed and provided collection System.
- xii. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
- xiii. Hotel authority shall not carry out any expansion of the hotel without prior permission of the Board
- xiv. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

11. The Board reserves right of review, amend, suspend, revoke, or etc. the consent issued and the same shall be binding on the project proponent.
12. The consent should not be construed as any exemption from obtaining necessary NOC from other Govt. agencies as may deemed fit necessary.
13. The project proponent shall submit an affidavit in Board prescribed format within 15 days regarding the compliance of conditions of EC/ CRZ clearance and Consent to Establish.
14. The applicant should comply conditions stipulated in Environmental Clearance granted by GoM.
15. The project proponent shall not give any occupancy to the part completion work till they have obtained the consent to operate.
16. The Capital investment of the industry is Rs. 500 Lakh.
17. The Bank Guarantee of Rs. 1 Lacs to ensure the compliances of consent conditions valid up to commissioning of the project or 5 years whichever is earlier shall be submitted in favor of Regional Officer, Mumbai within 15 days.

For & on behalf of
Maharashtra Pollution Control Board

Sd/-

(M. R. Lad)

I/C. Regional Officer, Mumbai

To,

M/s. BKC Properties Pvt. Ltd.,

Plot No. C-62, 'G' Block, BKC,

Bandra Kurla Complex, Bandra (East), Mumbai.

Copy Submitted to –

1. Joint Director, Water Pollution Control, M.P.C.B., Sion, Mumbai.
2. Sub Regional Officer, Mumbai-II

Received Consent fee of –

Sr. No.	Amount (Rs.)	DD. No.	Date	Drawn On
1.	5529/-	KKBKH16197726509	15/07/2015	Kotak Mahindra Bank Ltd.
2.	9471/-	KKBKH16196686679	14/07/2015	Kotak Mahindra Bank Ltd.

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000124489/CE/2204001959

Date: 28/04/2022

To,
M/s. BKC Properties Pvt. Ltd, Plot No.
C-62, Block G, Bandra-Kurla Complex,
Mumbai.



Your Service is Our Duty

Sub: Consent to Establish with Expansion for Vertical Expansion of Existing Commercial Building

- Ref:**
1. Application Submitted by Sub-Regional Office-Mumbai-II.
 2. Earlier Consent No. ROMUMBAI/CONSENT/1609000620, Dtd-27.09.2016.
 3. Separate Application submitted PP having UAN-0000121071 for same project.

Your application NO. MPCB-CONSENT-0000124489

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.31.29 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Expansion for Vertical Expansion of Existing Commercial Building named as M/s. BKC Properties Pvt. Ltd, Plot No. C-62, Block G, Bandra-Kurla Complex, Mumbai. on Total Plot Area of 4289.49 Sq.Mtrs for construction BUA of 24564.66 Sq.Mtrs as per EC granted dated-01.06.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd-27.09.2016	4289.49	3662.47
2	Environmental Clearance dtd-01.06.2020	4289.49	24564.66

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	N.A.	N.A.

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	57	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set -1010 KVA	1	As per Schedule -II
S-2	DG Set -1010 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non-Hazardous Solid Waste (Biodegradable)	108 Kg/Day	OWC	used as manure
2	Non-Hazardous Solid Waste (Non-Biodegradable)	162 Kg/Day	Collection	Sale to authorized vendor

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	90	Ltrs	collection	Sent to Authorized recyclers

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- PP shall submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

17. The Project Proponent shall comply with the Environmental Clearance obtained dtd-01.06.2020 for construction project having total plot area of 4289.49 Sq.mtrs and total construction BUA of 24564.66 Sq.mtrs as per specific condition of EC.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	27645.00	MPCB-DR-8781	25/11/2021	NEFT
2	47355.00	MPCB-DR-8645	26/11/2021	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain B.G. of 10.0 Lakhs towards compliance of consent condition and 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 STP with MBBR Technology. based Sewage Treatment Plants (STPs) of combined capacity **75 CMD for treatment of domestic effluent of 57 CMD.**
B] 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	61.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set	Acoustic Enclosure	2.50	HSD 210 Kg/Hr	1	SO ₂	100.8 Kg/Day
S-2	DG Set	Acoustic Enclosure	2.50			SO ₂	100.8 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:-**
 - a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - b) The toilet shall be provided with exhaust system connected to chimney through ducting.
 - c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10.0 Lakhs	submit within 15 days	Towards compliance of consent condition	upto commissioning of the unit	COU 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 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) 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.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000140412/CO/2212000338

Date: 06/12/2022

To,
M/s. BKC Properties Pvt. Ltd, Plot No.
C-62, Block G, Bandra-Kurla Complex,
Mumbai.



Your Service is Our Duty

Sub: Consent to 1st Operate (Part) for Commercial Building Project.

- Ref:**
1. Application submitted by SRO-Mumbai-II
 2. Minutes of 20th CC meeting dtd-01.11.2022.

Your application NO. MPCB-CONSENT-0000140412

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / 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. **Consent to 1st Operate (Part) is valid upto-31.10.2023.**
2. **The capital investment of the project is Rs.189.8771 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate (Part) is valid for Commercial Building Project named as M/s. BKC Properties Pvt. Ltd, Plot No. C-62, Block G, Bandra-Kurla Complex, Mumbai. on Total Plot Area of 4289.49 Sq.Mtrs for construction BUA of 22571.01 Sq.Mtrs out of Total Construction BUA of 24564.66 Sq.Mtrs as per EC granted dated-01.06.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 27.09.2016	4289.49	3662.47
2	Consent to Establish with expansion on 28.04.2022	4289.49	24564.66
3	Environmental Clearance dtd. 01.06.2020	4289.49	24564.66

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	N.A.	N.A.

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	54	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-1010	1	As per Schedule -II
S-2	DG set-1010	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Solid Waste (Biodegradable)	98 Kg/Day	OWC	Used as manure
2	Solid Waste (Non-Biodegradable)	148 Kg/Day	Segregation	Sent to authorized recycler.
3	STP Sludge	0.126 Kg/Day	drying	Used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	250	Ltr/A	To MPCB authorized recycler	To MPCB authorized recycler

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-waste	100.00	Kg/Annum	Sent to authorized reprocessor

9. **Conditions under Batteries (Management & Handling) Rules, 2001:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	Battery Waste	200.00	Kg/Annum	

Specific Conditions for used Batteries:

- The applicant shall ensure that used batteries are not disposed of in any manner other than by depositing with the authorized dealer/ manufacturer/ registered recycler/ importer/ re-conditioner or at the designated collection center.
 - The applicant shall file half-yearly return in Form VIII to the M.P.C. Board.
 - Bulk consumers to their user units may auction used batteries to registered recyclers only.
10. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

11. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
 12. PP shall submit the undertaking in Board's prescribed format within 15 days regarding compliance of conditions stipulated in Environmental Clearance (EC) and Consent to Operate (Part-I).
 13. PP shall submit the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
 14. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
 15. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
 16. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
 17. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
 18. The Project Proponent shall comply with the Environmental Clearance obtained dtd-01.06.2020 for construction project having total plot area of 4289.49 Sq.Mtrs and total construction BUA of 24564.66 Sq.Mtrs as per specific condition of EC.
 19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	239777.00	MPCB-DR-12636	20/06/2022	NEFT
2	139977.00	MPCB-DR-12692	21/06/2022	NEFT
3	239777.00	MPCB-DR-14602	13/10/2022	NEFT
4	239777.00	MPCB-DR-14525	13/10/2022	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR technology based Sewage Treatment Plants (STPs) of combined capacity **75 CMD for treatment of domestic effluent of 54 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	22.00
2.	Domestic purpose	55.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected 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 sets-1010	Acoustic Enclosure	5.00	HSD 210 Ltr/Hr	1	SO ₂	100.8 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 Operate	10.0 Lakhs	Submit within 15 days	Towards compliance of consent condition	31.10.2023	30.01.2024

**** 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

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000181691/CR/2403001647

Date: 17/03/2024

To,
M/s. BKC Properties Pvt. Ltd, Plot No.
C-62, G - Block, at Bandra (E) Kurla
Complex, Village Kole Kalyan, Andheri,
Mumbai



Your Service is Our Duty

Sub: Renewal of Consent to Operate (Part-I) for Commercial Building Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 30th CC meeting dtd-08.02.2024

Your application NO. MPCB-CONSENT-0000181691

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / 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. **Renewal of Consent to Operate (Part-I) is valid upto-31.10.2026**
2. **The capital investment of the project is Rs.199.489 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for Commercial Building Project named as M/s. BKC Properties Pvt. Ltd, Plot No. C-62, G - Block, at Bandra (E) Kurla Complex, Village Kole Kalyan, Andheri, Mumbai on total plot area 4,289.49 Sq. Mtrs and total Construction BUA -22,571.01 Sq. Mtrs out of Total Construction BUA of 24564.66 Sq.Mtrs as per EC granted dated-01.06.2020 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 27.09.2016	4289.49	3662.47
2	Consent to Establish with expansion on 28.04.2022	4289.49	24564.66
3	Environmental Clearance dtd. 01.06.2020	4289.49	24564.66
4	Consent to 1st Operate (Part-I)- dtd-06.12.2022	4289.49	22571.01

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	54	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 Sets-1010 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non- Bio degradable	745 Kg/Day	Segregation	segregation and handover to authorized vendor
2	Bio-degradable	512 Kg/Day	OWC	use as manure
3	STP Sludge	0.126 Kg/Day	drying	Used 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	250	Ltr/A	Collection	sent to authorized reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit/extend the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
11. PP shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively

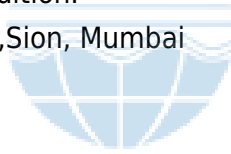
14. The Project Proponent shall comply with the Environmental Clearance obtained dtd-01.06.2020 for construction project having total plot area of 4289.49 Sq.mtrs and total construction BUA of 24564.66 Sq.mtrs as per specific condition of EC.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	755745.00	MPCB-DR-21992	19/10/2023	RTGS
2	441190.00	MPCB-DR-21790	23/10/2023	NEFT
3	25000.00	MPCB-DR-22945	05/12/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to extend the B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Condition.
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 provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **75 CMD for treatment of domestic effluent of 54 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	77.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected 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 Sets -1010 KVA	Acoustic Enclosure	5.00	HSD 210 Kg/Hr	1	SO ₂	100.8 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).



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	Renewal of Consent	10 Lakhs	Extend the existing	Towards compliance of consent condition	31.10.2026	28.02.2027

** 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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) 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.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



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.0000246097/CO/2508000873

Date: 08/08/2025

To,
M/s. BKC Properties Pvt. Ltd, Plot No.
C-62, G - Block, at Bandra (E) Kurla
Complex, Village Kole Kalyan, Andheri,
Mumbai.



Sub: Consent to 1st Operate (Part-II) for Commercial Building Project.

- Ref:
1. Application Submitted by SRO-Mumbai-II
 2. Minutes of 6th Consent Committee Meeting dtd-23.07.2025.

Your application NO. MPCB-CONSENT-0000246097

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / 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. **Consent to 1st Operate (Part-II) is valid upto-30.06.2027.**
2. **The capital investment of the project is Rs.248.0567 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate is valid for Commercial Building Project named as M/s. BKC Properties Pvt. Ltd, Plot No. C-62, G - Block, at Bandra (E) Kurla Complex, Village Kole Kalyan, Andheri, Mumbai on Ton total plot area 4,289.49 Sq. Mtrs and total Construction BUA -1,610.73 Sq. Mtrs. (Total BUA-24,181.74 Sq. Mtrs. - Obtained Consent to 1st Operate BUA-22,571.01 Sq. Mtrs = Balance BUA-1,610.73 Sq. Mtrs.) as per EC granted dated-01.06.2020 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dtd. 27.09.2016	4289.49	3662.47
2	Consent to Establish with expansion on 28.04.2022	4289.49	24564.66
3	Environmental Clearance dtd. 01.06.2020	4289.49	24564.66
4	Consent to 1st Operate (Part-I)- dtd-06.12.2022	4289.49	22571.01
5	Renewal of Consent to Operate (Part-I) Dtd-17.03.2024	4289.49	22571.01

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	74	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 Sets-1010 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Non- Bio degradable	745 Kg/Day	Segregation	segregation and handover to authorized vendor
2	Bio-degradable	512 Kg/Day	OWC	use as manure
3	STP Sludge	0.50 Kg/Day	drying	Used 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	250	Ltr/A	Collection	sent to authorized reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. The Project Proponent shall comply with the Environmental Clearance obtained dtd-01.06.2020 for construction project having total plot area of 4289.49 Sq.mtrs and total construction BUA of 24564.66 Sq.mtrs as per specific condition of EC.

13. 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.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	182513.00	MPCB-DR-34195	05/06/2025	NEFT
2	313600.00	MPCB-DR-34379	17/06/2025	RTGS
3	65861.00	MPCB-DR-35718	31/07/2025	NEFT
4	22250.00	MPCB-DR-35689	31/07/2025	NEFT
5	90865.00	MPCB-DR-35690	31/07/2025	NEFT

Paid consent Rs.182513.00 & Rs.313600.00 & Paid 12 % interest on late submission of B.G.'s Rs.22250.00 & Rs.90865.00

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to extend the B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C. Condition.
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 provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **100 CMD for treatment of domestic effluent of 74 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	77.00
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 provided the Air pollution control (APC) system and erected 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 Sets -1010 KVA	Acoustic Enclosure	5.00	HSD 210 Kg/Hr	1	SO ₂	100.8 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	Renewal of Consent	10 Lakhs	Extend the existing	Towards compliance of consent condition	31.10.2026	28.02.2027

** 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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) 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.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





Photograph of Drinking Water Source



Photographs of Green Belt Development





Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

Form 4

See rules 6(5),13(8),16(6) and 20(2) of Hazardous and other wastes 2016

FORM FOR FILING ANNUAL RETURNS

[To be submitted to state pollution control board/pollution control committee by 30th June of every year for the preceeding period April to march]

Unique Application Number: MPCB-HW_ANNUAL_RETURN-0000054838	Submitted On: 13-06-2025	Industry Type : Generator
Submitted for Year: 2025		
1. Name of the generator/operator of facility BKC Properties Pvt. Ltd.	Address of the unit/facility Plot No. C-62, 'G' Block, BKC, Bandra Kurla Complex, Bandra (East), Mumbai.	
1b. Authorization Number Format1.0/CC/UAN No. 0000181691/ CR/ 2403001647	Date of issue Mar 17, 2024	Date of validity of consent Oct 31, 2026
2. Name of the authorised person Ashwin Chauhan (Building Manager)	Full address of authorised person Plot No. C-62, 'G' Block, BKC, Bandra Kurla Complex, Bandra (East), Mumbai.	
Telephone 02226564636	Fax 02226564306	Email VibgyorMPCB@kraheja.com

3. Production during the year (product wise), wherever applicable

Product Type *	Product Name *	Consented Quantity	Actual Quantity	UOM
OTHERS	Not Applicable	0.0000	0	--NA--

PART A: To be filled by hazardous waste generators

1. Total Quantity of waste generated category wise

Type of hazardous waste	Wate Name	Consented Quantity	Quantity	UOM
5.1 Used or spent oil	Used/ Spent Oil	0.250	0	KL/Anum

2. Quantity dispatched category wise.

Type of Waste	Quantity of waste	UOM	Dispatched to	Facility Name
5.1 Used or spent oil	0	KL/Anum	Recycler or Actual user	NA

3. Quantity Utilised in-house,If any

Type of Waste	Name of Waste	Quantity of Waste	UOM
	Not Applicable	0	KL/Anum

4. Quantity in storage at the end of the year

Type of Waste	Name of Waste	Quantity of Waste	UOM
	Not applicable	0	KL/Anum

5. Quantity disposed in landfills as such and after treatment

Type	Quantity	UOM
Direct landfilling	0	KL/Anum
Landfill after treatment	0	KL/Anum

6. Quantity incinerated (if applicable)

0

UOM

KL/Anum

Personal Details

Place

Mumbai

Date

2025-06-13

Designation

Building Manager

Photograph of DG sets



बैंक ऑफ इंडिया
Bank of India

BRANCH

NOTICE

of Central Bank of India, under Financial Assets and Enforcement of 2002) & in exercise of Powers with Rule 3 of the Security Interest Demand Notice dated 28/01/2020 said Act, calling upon the borrower and Mr. Sameer Ashok Deshmukh, Induskar apartment CTS NO 4428 Khopoli Tal: Khalapur Dist: Raigad to repay the aggregate amount being Rs. 1855819.00/- (Rupees Eight hundred nineteen) plus interest of the said Notice.

above having failed to repay the borrower mentioned hereinabove general that the undersigned has property described herein below in under section 13 (4) of the said Rules on this 02 September 2019. In particular and the public in deal with the property and any subject to the charge of Central Bank 19.00/- (Rupees Eightee lakhs fifty) and interest thereon.

Provisions of sub-section (8) of 75, the time limit available, to redeem 98

PROPERTY

ment CTS NO. 4428 & 4429
Khalapur, Dist: Raigad 410203
40 sq mt

Sd/-

AUTHORISED OFFICER
CENTRAL BANK OF INDIA

Limited

Industrial Premises Co-op. Soc. Ltd.,
of the (E). Mumbai 400 059

sale falling which the property will be sold and balance dues, if any will be recov-

PUBLIC ANNOUNCEMENT

The proposed project of vertical expansion of existing commercial building 'VIBGYOR' located at Plot No. C-62, G Block at Bandra-Kurla Complex, Mumbai by M/s. BKC Properties Pvt. Ltd. has been accorded Environmental Clearance by State Level Environment Impact Assessment Authority, Maharashtra vide letter No. SEIAA-EC-0000002258 dated 1st June 2020. Copies of the said Environmental Clearance are available with Environment Department, Government of Maharashtra and Maharashtra Pollution Control Board and on the website https://www.ecmpcb.in/login/granted_ec_certificate

Place: Mumbai

Date: 04/09/2020

PUBLIC NOTICE

The General Public at large is hereby informed that M/s Kailash Parbat Hotels (I) Pvt Ltd., through its directors 1. Shri Manohar K Keswani (Managing Director) 2. Shri Rajkumar K Keswani (Director) Passed the resolution in Board Meeting Held at registered Office on 27/7/2020.

"Resolved that W.e.f from 1/8/2020 all Business Operations of Hotel Kailash Parbat & Restaurant are Halted Completely Until Further Notice due to Covid-19 and unavoidable circumstances and Hotel Structure is required to be up-gradation on immediate basis to match market requirements and customer needs etc situated lying and being at Village C.T.S No 283, Plot no 1,2,3 & 4, Valvan Lonavia 410401 within Registration District of Pune City within the Limit of Lonavia Municipal Council".

Mr. Narayan G. Mendon
Chief Manager & Authorised Officer

THE BRIHAN MUMBAI ELECTRIC SUPPLY & TRANSPORT UNDERTAKING

(Of the Brihan-Mumbai Mahanagarpalika)

Shri Ramlu Poshanna Erla, Nawghany, Ch.No. 412162, P.S.No. 449/02 of Operation & Maintenance (N/W) Dept., is hereby informed that he was absent from his duties from January 2018 to December 2018 for 221 days. Accordingly, a charge sheet enquiry was initiated against him vide Ch. No. DyLOES/Ab-145/19 dated 13.05.2019 by the undersigned, under the provisions of Electric Supply Standing Order 20(f) – Habitual absence without leave or Absence without leave for more than fifteen consecutive days & S.O. 20(h) – Breach of any standing order or any law applicable to the Undertaking or any rules made thereunder, which is pending with the undersigned.

Accordingly, the chargesheet enquiry was fixed on 01.08.2019 at 3.30 p.m. and the copy of chargesheet send to Shri Erla's residential address as mentioned in his S.R. file. It was learnt that Shri Erla was staying as a tenant in the said address and he went to the native place as informed by owner. Next hearing of the chargesheet enquiry was fixed on 16.01.2020 & 06.03.2020 letters were sent by Indian postal authority at his Mumbai and native place address. However, he remained absent.

Shri Ramlu Erla is, hereby instructed that next hearing of the above Chargesheet enquiry against him is fixed on **Thursday 10.09.2020 at 10.00 hrs.** before the Dy. Labour Officer (Electric Supply) in her office at Electric House, 2nd floor, Colaba, Mumbai – 400 001. He is required to remain present for the above said hearing at the above place, date and time along with his Defence Representative, if any. If he fails to remain present for the above said hearing, the charge sheet enquiry shall be conducted EX-PARTE and the order of the trying officer given after the enquiry shall be binding on him, which he should note.

For B.E.S. & T. Undertaking
sd/-

(Smt. N.S. Narvekar.)

Dy. Labour Officer (Electric Supply)
Trying Officer

PRO/Dy.LOES/40/2020



Nashik Municipal Corporation, Nashik

Rajiv Gandhi Bhavan, Sharanpur Road, Nashik - 422 002

Public Health Department

RFP Notice NO. 03 (2020-21) (Recall)

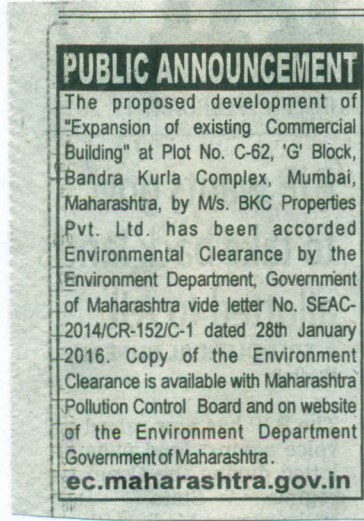
Nashik Municipal Corporation invites request for proposal from Registered

on above mentioned date if your dues are not cleared in full. Notice expenses, etc, before the date fixed for auction/ sale failing which costs from you.

Sd/-

Authorised Officer, IDBI Bank Ltd.

EC ADVERTISEMENT COPY 'VIBGYOR' PROJECT.



Newspaper
Name :

THE FREE PRESS JOURNAL

Navshakti.



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2025

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000081937

Submitted Date

25-08-2025

PART A

Company Information

Company Name

M/s. BKC Properties Pvt. Ltd.

Application UAN number

--

Address

"Vibgyor" at Plot No. C-62, 'G' Block, Bandra Kurla Complex, Bandra (E), Mumbai.

Plot no

Plot No. C-62

Taluka

Mumbai

Village

Bandra Kurla Complex, Bandra (East)

Capital Investment (In lakhs)

Rs. 19948

Scale

L.S.I.

City

Mumbai Suburb

Pincode

400051

Person Name

Mr. Ashwin Chauhan

Designation

Building Manager

Telephone Number

02226564636

Fax Number

02226564306

Email

ashwin.chauhan@kraheja.com

Region

SRO-Mumbai II

Industry Category

Red

Industry Type

other

Last Environmental statement submitted online

yes

Consent Number

Format1.0/ CC/ UAN
No.0000181691/ CR/ 2403001647

Consent Issue Date

2024-03-17

Consent Valid Upto

2026-10-31

Establishment Year

2003

Date of last environment statement submitted

Jul 30 2024 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

Not Applicable - Commercial Office Building

Consent Quantity

0.00

Actual Quantity

0.00

UOM

MT/A

By-product Information

By Product Name

Not Applicable - Commercial Office Building

Consent Quantity

0.00

Actual Quantity

0.00

UOM

MT/A

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
	0.00	0.00
Cooling	0.00	11.82
Domestic	77.00	58.58
All others	0.00	25.56
Total	77.00	95.96

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Daily quantity of trade effluent from the factory	0.00	0.00	CMD
Daily quantity of sewage effluent from the factory	54.00	26.34	CMD
Daily quantity of treated Sewage effluent	0.00	25.56	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
Not Applicable - Commercial Office Building	0.00	0.00	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Not Applicable - Commercial Office Building	0.00	0.00	Ton/Ton

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD / Diesel for D.G. Set (2 x 1010 KVA)	1814.40	1.185	KL/A

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
pH	0	6.97	22.61	5.5 - 9.0	NA
BOD	0	0	0	10 mg/l	NA
COD	0.72	27.50	45.00	50 mg/L	NA
SS	0.17	6.50	67.50	20 mg/L	NA
N-total	0.01	0.56	94.40	10 mg/L	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/NM3) Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
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DG Set- I (1010 KVA) - TPM	6.03	42.65	71.57	150 mg/Nm3	NA
DG Set- I (1010 KVA) - SO2	4.33	30.59	95.71	100.8 kgs/day	NA

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
5.1 Used or spent oil	0.2	0.00	KL/A

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0.00	0.00	MT/A

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Biodegradable Waste	150.71	135.87	MT/A
Non- Biodegradable Waste	185.63	82.61	MT/A

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0.148	0.00	MT/A

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0.00	0.00	MT/A

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
5.1 Used or spent oil	0.00	KL/A	Oily (100%) (Disposal - Sale to MPCB authorized party)

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable Waste	135.87	MT/A	Soild (100%) (Disposal - Authorized Party)
Non- Biodegradable Waste	82.61	MT/A	Semi Solid (100%) (Disposal - Organic Waste Converter)
STP Sludge	0.00	MT/A	Semi Solid (100%) (Disposal - Used as manure)

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
--	0.00	0.00435	0.00	0.00	0.00	0.00

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
AMC for OWC	--	480000
Environment Monitoring	--	150000
AMC for STP	--	1175385
STP Upgradation	--	0
Garden/Horticulture	--	585403.44

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
AMC for OWC	--	519996
Environment Monitoring	--	150000
AMC for STP	--	1234154
STP Upgradation	--	0
Garden/Horticulture	--	291348

Part-I

Any other particulars for improving the quality of the environment.

Particulars

The company maintains green belt around the site. The Company maintains a safe and healthy environment within the premises. Total Water Consumption = 95.96 cmd out of which 70.40 cmd fresh water and 25.6 cmd is Recycled water from STP. Total Sewage Generation = 26.34 cmd Total Recycled Water = 25.6 cmd will be reused for flushing and gardening.

Name & Designation

Mr. Ashwin Chauhan (Building Manager)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000081937

Submitted On:

25-08-2025