

# Hussein Abdul Karim Balwa & Others

## Landlord, Co-owners & Developers of

Property known as Madina Manzil Compound, Junction of S.V. Road and Veer Savarkar Flyover, Goregaon (West), Mumbai 400104

Date: 15<sup>th</sup> April, 2025

To,  
**Member Secretary, SEIAA,**  
Environment Department,  
Mantralaya,  
Mumbai – 400032

**Sub:** Submission of Compliance Report for Residential development at sub-plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra by **HUSSEIN ABDUL KARIM BALWA AND OTHERS**

**Ref:** Environmental Clearance letter no. EC24B038MH133027 dated 08.02.2024.

Dear Sir,

This is with reference to Environmental Clearance letter No. EC24B038MH133027 dated 08.02.2024 from SEIAA, Environment Department of Government of Maharashtra.

We are enclosing here with the detailed Compliance report (from October 2024 to March 2025) along with duly filled data sheet.

Thanking you,

Yours faithfully,

For **HUSSEIN ABDUL KARIM BALWA AND OTHERS**

  
**Hussein A K Balwa**  
Member



**Enclosed:** Copy of Compliance Report for the period of from October 2024 to March 2025.

**CC:**

1. Regional Office, MPCB, Sion Mumbai
2. Director, MoEF, Nagpur

# **COMPLIANCE REPORT**

**(OCTOBER 2024 TO MARCH 2025)**

**For**

## **PROPOSED RESIDENTIAL DEVELOPMENT KNOWN AS AVALON HEIGHT**

**(ENVIRONMENTAL CLEARANCE LETTER NO. EC24B038MH133027 dated 08.02.2024)**

At sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A and 1391 B of Village Malad (S) and C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, and 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra

**Proposed By**

**HUSSEIN ABDUL KARIM BALWA AND  
OTHERS**

## Project Details

Sr. No.	Particulars	Details
1	Project type : River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Construction Project
2	Name of the Project	Residential development Known as Avalon Height
3	Clearance letter(s)/OM and Date	EC vide letter No. EC24B038MH133027 dated 08.02.2024
4	Location	At sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A and 1391 B of Village Malad (S) and C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, and 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra by <b>HUSSEIN ABDUL KARIM BALWA AND OTHERS</b>
	a) District(s)	Mumbai
	b) State(s)	Maharashtra
	c) Latitude/Longitude	N : 19°1026.11" E : 72°5044.51"
5	Address of correspondence	
	a) address of concerned Project Chief Executive (with pin code and telephone/telex/fax numbers)	<b>Mr. Hussein Abdul Karim Balwa and Others</b> 4 <sup>th</sup> Floor, Techniplx-I. Techniplex Complex, Veer Savarkar Flyover. Goregaon (W), Mumbai. 4001 04  Contact number: 09833236970 E mail : salim@balwagroup.com
	b) Address of Executive Project Engineer/Manager(with pin code/fax numbers)	Same as above
6	Salient features	
	a) of the Project	Building details are as follows: <b>Residential Building</b> -Basement (pt) + Ground (pt) +Stilt (pt) + Ist to 7 <sup>th</sup> podium + 1 <sup>st</sup> to 35 <sup>th</sup> upper floors <b>Existing Building (to be retained)- Gr + 2 upper floors.</b> Project comprises 241 Nos of tenements and 406.39 m <sup>2</sup> commercial areas.
	b) of the Environmental Management Plan	Details of the total Sewage Treatment Plant 145 KLD capacity (i.e. MBBR tech), Solar

		system, Rain Water Harvesting and Solid waste management through OWC are given in Annexure	
7	Break up of the project area		
	a) submergence area : forest and non-forest	NA	
	b) Others	Total Plot area: 4,850.00 m <sup>2</sup>	
		FSI area	15,757.26 m <sup>2</sup>
		Non FSI area	21,193.30 m <sup>2</sup>
		Total Construction Area	36,950.56 m <sup>2</sup>
8	Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units and agricultural land and landless laborers/		
	a) SC, ST / Adivasis	N.A.	
	b) others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey)	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 98.86/- Crore	
	b) Allocation made for environmental management plans with item wise and year wise break-up	Capital Cost	180.1 Lakhs
		Operation and Maintenance Cost	21.6 Lakhs/yr.
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far	N.A.	
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability and sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	

11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12	Status of construction	
	a) Date commencement (Actual and/or planned)	
	b) Date of completion (Actual and/or planned)	
13	Reasons for the delay if the project is yet to start	NA
14	Dates of site visits	
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site not yet visited by official of MoEF Regional Office, Nagpur.
	b) Date of site visit for this monitoring report	Not yet finalized.
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)	EC vide letter No. EC24B038MH133027 dated 08.02.2024 SEIAA, received from Government of Maharashtra.

### **PRESENT STATUS OF PROJECT**

Shore Pile work, Excavation, Foundation and all RCC work upto Plinth & Ground Floor Plus upto 7<sup>th</sup> Podium level completed.

**Compliance to Environmental Clearance letter No.: EC24B038MH133027 dated 08.02.2024.**

<b>SPECIFIC CONDITIONS</b>		
<b>A. SEAC CONDITIONS:-</b>		
	<b>Conditions</b>	<b>Compliance</b>
1.	PP to obtain revised IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing an required RG for the project is on mother earth as per Honble Supreme Court order.	We have obtained the Approved plan from competent authority vide no P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/337/1/New, dated-29.03.2023 and same has been submitted during meeting. Accordingly committee has granted EC to project.
2.	PP to obtain following NOCs and remarks: a) SWD NOC remarks. b) HRC NOC; c) Revised CFO NOC; d) Tree NOC	All requisite NOC are obtained and submitted during the meeting.
3.	PP to convert paved RG area into unpaved RG and obtain revised approval from planning authority and submit architect certificate mentioning that they have provided an required RG as per prevailing DCR on mother earth as per order of the Hon'ble Supreme Court.	We agree and will complied
4.	PP to convert minimum 5% of proposed RG area into Miyawaki plantation and include the cost of same in EMP; PP to submit revised tree list with nos. of trees proposed with species to be planted in Miyawaki planation.	We will provide 5% of proposed RG area in to Miyawaki plantation.
5.	PP to reduce discharge of treated water up to 35 %. PP to submit undertaking from concerned authority /agency /third party regarding use of excess treated water.	Noted and will complied
<b>B. SEIAA CONDITIONS:-</b>		
1.	PP has provided mandatory RG area of 1212.50 m <sup>2</sup> on mother earth without any conversion Load planning authority to ensure the compliance of the same	We agree

2.	This EC is restricted up to 120 m height in PP not rained CFO NOC	Noted
3.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement	We agree
4.	PP to achieve at least 5percent of total energy requirement from solar/other renewable sources.	Will complied
5.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued b) MoEF and CC vide F.No.22-34/2018-1A III dt.04.01.2019	Noted
6.	SEIAA after deliberation decided to grant EC for-FSI- 15,757.26 m <sup>2</sup> Non FSI- 21,193.30 m <sup>2</sup> , total BUA- 36,950.56 m <sup>2</sup> . (Plan approval No- P-12566/2022/(928 And Other)/P/S Ward/PAHADI GOREGAON-W/337/1/New, dated-29.03.2023)	Noted
<b>General Conditions</b>		
<b>A. Construction Phase:-</b>		
(i)	The solid waste generated should be properly collected and segregated, Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	Solid waste generated is properly collected and segregated. Dry waste is handed over to Municipal corporation bin.
(ii)	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	<p>The muck is disposed with the permissions of competent authority at approved site.</p> <p>As a precaution, we have barricaded about 10 feet above ground level to create general safety and health aspects of people.</p> <p>Re-utilization strategy for construction debris is followed. Recycled aggregate is used for filling application.</p>



(iii)	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Such types of hazardous wastes are not expected to be generated in this activity. However, the disposal of the same shall be done as per CPCB /MPCB norms.
(iv)	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitary facilities is provided to workers.  The waste generated from the labour is mostly household waste, which is collected and disposed in Municipal Solid Waste Management Facility.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines will be separately provided on site. This arrangement shall ensure that storm water and sewage will not mix.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complying the same by use of pre-mixed concrete, curing agents and other best practices in NBC.
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The drinking water quality is monitored through MoEF recognized laboratory. Monitoring reports are attached. We are not using ground water for construction purpose as well as operational phase.
(viii)	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project,	We are not using ground water in the project.
(ix)	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water efficient sanitary fixtures will be provided after completion of the building.
(x)	The Energy Conservation Building code shall be strictly adhered to.	We agree
(xi)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Top layer of soil is not used for the development of green belt as project is redevelopment project.

(xii)	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	Natural drainage system of area will not disturb.
(xiii)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil and water analysis is carried from MoEF recognized laboratory.  Monitoring reports are attached.
(xiv)	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted
(xv)	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	The D. G. set will be enclosed type and as per CPCB norms. DG will be used for the emergency backup only.
(xvi)	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Regular maintenance of construction vehicles is carried out to keep them in good condition. The vehicles having PUC certificate is used.  Adequate parking space is also be made for construction vehicles inside the construction premises to lessen the impacts on traffic in surrounding areas.
(xvii)	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	The noise levels as well as air pollution are monitored regularly from MoEF recognized laboratory.  Monitoring reports are attached.

(xviii)	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	We will complied to above and make necessary arrangements. The DG sets will be provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986.
(xix)	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	The regular supervision is carried out by the project in-charge and supervisors are trained in Environmental Management measures.
<b>B). Operation Phase:-</b>		
(i)	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid waste will be collected and segregated at source. Wet garbage will be treated in Mechanical composting machine and generated manure will be used for the Gardening. Dry solid waste will be disposed off in Municipal Solid waste management system.
(ii)	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.

(iii)	<p>a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled reused to the maximum extent possible. Treatment of 100percent grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p> <p>b) PP to give 100percent treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 percent of water, Local authority should ensure this.</p>	<p>STP will be certified by an independent expert. Sewage will be treated up to tertiary level. The treated sewage will be reused for gardening and flushing purpose.</p> <p>The dual plumbing system will be provided at site to recycle the treated water for flushing purpose.</p>
(iv)	<p>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.</p>	<p>STP, MSW disposal, green belt facility will be provided before the OC.</p>
(v)	<p>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.</p>	<p>We agree.</p>

(vi)	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<p>The site is accessible by 27.45 m Wide Existing Veer Savarkar Road and 27.45 m Wide Existing S.V Road</p> <p>Entry and Exit to the project will be located in such way that it wont affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space will be provided within project layout</p>
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	We agree
(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.	Landscape will be developed considering CPCB guidelines including selection of plant species. The tree species which planted will be of local variety.
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards	At present project head himself is managing environment issues. However, the Cell shall be formed and it shall be responsible for necessary environmental safeguards.
(x)	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	<p>Separate funds are allocated for implementation of environmental protection measures. Break – up of EMP budget is attached</p> <p>The funds for implementation of environmental protection measures/EMP are provided as per planned requirement.</p> <p>Expenditure on EMP will be done as planned. However, year-wise expenditure was not submitted to MPCB and Env. Dept. as the project is still under progress.</p>

(xi)	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	Copy of the advertisement was published in two local newspapers on 10.07.2024 in Navshakti and Free Press Journal
(xii)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions /representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and complied.
(xiii)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (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.	<p>We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data.</p> <p>The monitoring Reports are sending with Compliance reports to RO MPCB, Environment Department Mantralaya, RO MoEF and CC, Nagpur.</p>
<b>C). General EC Conditions:-</b>		
(i)	PP has to strictly abide by the conditions stipulated by SEAC and SEIAA.	We agree and complying the conditions stipulated by SEAC and SEIAA.

(ii)	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act, and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent for establish was obtained vide letter no Format1.0/JD (WPC) /UANNo.0000176302/CE/2309000324 dated 05/09/2023.
(iii)	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Noted
(iv)	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	The monitoring Reports are sending with Compliance reports to RO of MPCB. Environment Department Mantralaya, RO MoEF and CC, Nagpur.
(v)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted. Six monthly reports regarding the status of compliance of EC conditions are regularly sent to all mandated authorities

(vi)	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	We agree
(vii)	This environmental clearance is issued subject to obtaining NOC from Forestry and Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable and this environment clearance does not necessarily implies that Forestry and Wild life clearance granted to the project which will be considered separately on merit.	Not applicable
(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.	We understand the issue and shall be abided accordingly
(5)	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	We agree



(6)	In case of submission of false document and noncompliance 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.	We agree
(7)	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted
(8)	The above stipulations would be enforced among others under the Water (Prevention and control of pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted
(9)	Any appeal against this environmental clearance shall lie with the National Green Tribunal ,(Western Zone Bench, Pune) ,New Administrative Building, 1 <sup>st</sup> Floor, D- Wing, Opposite Council Hall, Pune, if preferred ,within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	Noted



**ANNEXURE – I**

**PROJECT DETAILS**

**Project Name:** Proposed Residential development known as Avalon Heights located at sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A and 1391 B of Village Malad (S) and C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, and 73 A/D of Village Chinchavali at Goregaon (West), Mumbai

**Developers Name:** **HUSSEIN ABDUL KARIM BALWA AND OTHERS**

**AREA STATEMENT**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Area</b>
1.	Plot Area	4,850.00 m <sup>2</sup>
2.	FSI Area	15,757.26 m <sup>2</sup>
3.	Non FSI AREA	21,193.30 m <sup>2</sup>
4.	Total Construction area	36,950.56 m <sup>2</sup>

**ANNEXURE - II  
WATER BUDGET**

<b>Water Demand</b>	<b>Quantity</b>	<b>Unit</b>
Total Water Requirement	162.3	KLD
Fresh Water From MCGM	99.8	KLD
Domestic	99.8	KLD
Flushing	50.2	KLD
Gardening	12.3	KLD
Construction Activity	10	KLD
Total Sewage generated	130	KLD
Sewage Treatment Plant Capacity	128.7	KLD
Excess Treated Water is disposed in Municipal Sewer Line	56.2	KLD

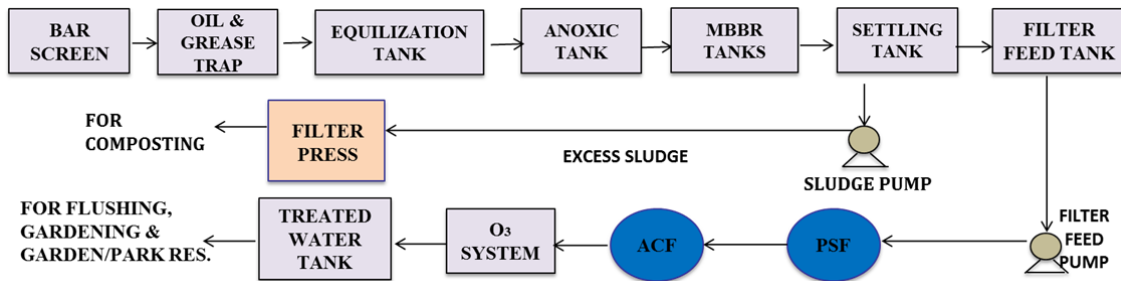
### ANNEXURE – III

#### Sewage Treatment Plant

Sewage Generation: 130 KLD

Total STP Capacity: 145 KLD

Technology Used: MBBR Technology



#### **ANNEXURE IV**

##### **SOLID WASTE MANAGEMENT PLAN**

- Wet Garbage: 266.9 kg/day.
- Dry Garbage: 400.3 kg/day.
- STP Sludge: 1.3 kg/day
- The biodegradable and non-biodegradable waste will be segregated at source of waste generation. Then non- biodegradable waste will be separately disposed in municipal waste disposal system.
- Biodegradable garbage will be composted using Organic waste converter.

## ANNEXURE V

## Environmental Management Plan during Construction Phase

Sr. No.	Environmental Components	Predicted Impacts	Probable source of Impact	Mitigation Measures	Remarks
<b>CONSTRUCTION PHASE</b>					
1.	Ambient Air Quality	Negative impact inside construction site premises. No negative impact outside site.	Dust emissions from excavation, air emissions from machinery and other construction activities at site.	Dust reduction measures such as road watering. Periodic maintenance of construction equipment. Use of good quality fuels. Use of Personal Protective Equipments	Impacts are temporary during construction phase. Impacts are confined to short distances, as coarse particles are settle within the short distance from activities.
2.	Noise	Negative impact near noise generation sources inside premises. No significant impact on ambient noise levels in the surrounding area.	Noise generated from construction activities and operation of construction equipment and DG sets	Use of well maintained equipment. Heavy construction activity limited to day-time hours only. Use of noise mufflers in and construction vehicle. Use of earplugs/muffs by construction staff.	Temporary impacts during construction phase. No blasting or other high noise activities envisaged.

3.	Water	No significant negative impact.	Surface runoff from project site. Oil/fuel and waste spills. Improper debris disposal. Discharge of sewage from labour camp.	Silt fences to reduce run-off Secondary containment and dykes in material storage areas. Sewage treatment in septic tanks.	Labours are employed to reduce size of labour camps. No perennial surface water resource adjacent to site.
4.	Land	Minor negative impact	Excavation, Construction debris, waste from labour camp.	Reutilization and recycling of construction debris Waste from labour camps was collected and composted on site. Non compostable waste is transported to landfill site. Topsoil is conserved and used for landscaping in functional phase.	-
5.	Aesthetics	Minor negative impacts	Construction activities and Excavation	The impacts is compensated by extensive tree plantation and gardening in the use phase.	Short term impact restricted only in the initial stages of construction.

**ANNEXURE VI**

**EMP COST**

<b>Component</b>	<b>Capital Cost (Rs. In Lakhs)</b>	<b>O and M Cost (Rs. In Lakhs/year)</b>
STP (Tertiary)	15	6.6
Solar System (PV Panels )	15	1.5
Rain Water Harvesting	4	1.0
Solid waste Composting plant	20	4
Landscape development	25	3.0
Low Flow Devices	10	1.0
<b>DMP Cost</b>	91.1	4.5
<b>Total Cost</b>	<b>180.1</b>	<b>21.6</b>



## ANNEXURE VII

### ADVERTISEMENT

#### Free Press Journal Ad - 10.07.2024

**No 22** THE FREE PRESS JOURNAL | Mumbai, Wednesday, July 10, 2024

#### “HUSSEIN ABDUL KARIM BALWA AND OTHERS.”

Our Proposed residential development known as Avalon Heights at sub-plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon-(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra was accorded the **Environmental Clearance Identification No. - EC24B038MH133027 File No. - SIA/MH/INFRA2/434175/2023 dated 08/02/2024** from the Environment and Climate Change Department, Government of Maharashtra.

The copy of the Environmental clearance letter is available on the web site of Ministry of Environment Forest and Climate Change, Government of India <http://environmentclearance.nic.in>

#### Navshakti Ad - 10.07.2024

**नवशक्ति। मुंबई, बुधवार, १० जुलै २०२४**

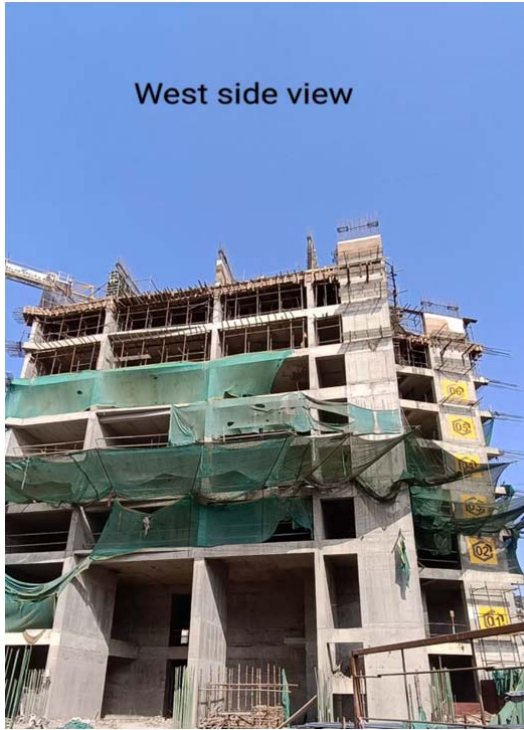
#### “हूसैन अब्दुल करिम बलवा अँड अदर्स”

आमच्या, प्रस्तावित प्लॉट सर्वेक्षण क्र. ९२८ए, ९२८ए/१ ते २४, ९२८सी/बी, ९२९ए, ९२९बी, ९२८सी/ए पहाडी गोरेगांव (पश्चिम), सर्वेक्षण क्र. १३९०, १३९०ए, १३९०/१ ते ११, १३९१ए आणि १३९१बी मालाड गांव सर्वेक्षण क्र. ७३ए/ए, ७३ए/बी, ७३ए/सी आणि आणि ७३ए/डी, चिंचवली गांव, गोरेगांव (पश्चिम), मुंबई, महाराष्ट्र येथील “एव्हलॉन हाइट्स” या रहिवासी विकास प्रकल्पाचा पर्यावरण व वातावरणातील बदल विभाग, महाराष्ट्र शासन मुंबई, यांच्याकडून पर्यावरण विषयक मंजूरी देण्यात आली आहे. पर्यावरण ना हरकत प्रमाणपत्र अनुक्रमे **Environmental Clearance Identification No. - EC24B038MH133027 File No. SIA/MH/INFRA2/434175/2023** दिनांकी ०८.०२.२०२४ प्राप्त झाले आहे.

सदर पर्यावरण विषयक मंजूरीची प्रत केंद्रीय पर्यावरण, वन आणि जलवायु परिवर्तन मंत्रालय, भारत सरकार यांच्या <https://environmentclearance.nic.in> या संकेतस्थळावर उपलब्ध आहे.

## ANNEXURE VIII

### SITE PHOTOGRAPHS



Labour Camp



## DOCTOR VISIT ON SITE



## DOCTOR VISIT ON SITE



## PUC CERTIFICATE

Form 59  
[See rules 115 (2)]

**Pollution Under Control Certificate**  
Authorised By:  
Government of Maharashtra

Date : 17/02/2025  
Time : 19:13:38 PM  
Validity upto : 16/02/2026

Certificate SL No. : MH0302700000813  
Registration No. : MH03EG8300  
Date of Registration : 22/Nov/2023  
Month & Year of Manufacturing : October/2023  
Valid Mobile Number : \*\*\*\*3117  
Emission Norms : BHARAT STAGE VI  
Fuel : DIESEL  
PUC Code : MH030270  
GSTIN :  
Fees : Rs.150.00  
ML observation : No

Vehicle Photo with Registration plate  
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
Idling Emissions	Hydrocarbon, (THC/HC)	ppm		
	CO	percentage (%)		
High idling emissions	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.18

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator  
60mm x 20 mm

## PUC CERTIFICATE

Form 59  
[See rules 115 (2)]

**Pollution Under Control Certificate**  
Authorised By:  
Government of Maharashtra

Date : 04/01/2025  
Time : 13:05:10 PM  
Validity upto : 03/07/2025

Certificate SL No. : MH04800750015541  
Registration No. : MH021A4627  
Date of Registration : 03/Aug/2011  
Month & Year of Manufacturing : June/2011  
Valid Mobile Number : \*\*\*\*8079  
Emission Norms : BHARAT STAGE III  
Fuel : DIESEL  
PUC Code : MH0480075  
GSTIN :  
Fees : Rs.150.00  
ML observation : No

Vehicle Photo with Registration plate  
60 mm x 30 mm

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	Carbon Monoxide (CO)	percentage (%)		
Idling Emissions	Hydrocarbon, (THC/HC)	ppm		
	CO	percentage (%)		
High idling emissions	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	2.45	0.49


This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator  
60mm x 20 mm



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB) and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2024-25/03/1547	Report Date	18.03.2025	
Sample ID: -	GESEC/PRO/AAQM/2024-25/03/1547			
Name & Address of the Customer	<b>HUSSEIN ABDUL KARIM BALWA AND OTHERS</b> Residential development Known as Avalon Height at At sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon – (W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra			
AMBIENT AIR SAMPLE DETAILS				
Type	Sampling Location	Sampling done by	Sampling Time (Total Hrs)	
Ambient Air	Project Site	Pristine Consultants	8 Hrs.	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
13.03.2025	14.03.2025	14.03.2025	18.03.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Particulate Matter PM <sub>10</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m <sup>3</sup>	≤ 100	79.3
Particulate Matter PM <sub>2.5</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m <sup>3</sup>	≤ 60	38.7
Sulphur Dioxide (SO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m <sup>3</sup>	≤ 80	26.2
Oxide of Nitrogen (NO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m <sup>3</sup>	≤ 80	40.5
Remark-				
<ul style="list-style-type: none"><li>➤ All above results are within National Ambient Air Quality standards.</li><li>➤ BDL – Below Detectable Limit.</li></ul>				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

\*\*\*END OF REPORT\*\*\*

Page 1 of 1

**Terms and conditions**

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
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- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.



Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)  
and ISO/IEC 17025:2017 (NABL), ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

#### TEST REPORT

Test Report No: -	GESEC/PRO/ANLM/2024-25/03/1548	Report Date	18.03.2025
Sample ID: -	GESEC/PRO/ANLM/2024-25/03/1548		

#### Name & Address of the Customer

#### HUSSEIN ABDUL KARIM BALWA AND OTHERS

Residential development Known as Avalon Height at At sub- plot C-1 bearing  
C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village  
Pahadi Goregaon -(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of  
Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village  
Chinchavali at Goregaon (West), Mumbai, Maharashtra

#### AMBIENT NOISE SAMPLE DETAILS

Type	Ambient Noise
Sampling done by	Pristine Consultants
Standard method	As Per IS: 9989:2020

Date of Monitoring 13.03.2025

Timing of Monitoring	Unit	Results	CPCB Standards dB(A)
Location	Project site		
Day	dB(A) Leq	55.4	55
Night	dB(A) Leq	45.2	45

#### Remark-

- Limit During Day time < 55. (Day time shall mean from 6.00 am to 10.00 pm.)
- Limit During Night time < 45. (Night time shall mean from 10.00 pm to 6.00 am.)



*Hande*  
**Mr. Vinod Hande**  
(Technical Manager)  
Reviewed & Authorized By

\*\*\*END OF REPORT\*\*\*

Page 1 of 1

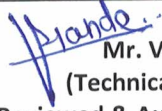
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TEST REPORT				
Test Report No – GESEC/PRO/DW/2024-25/03/1549		Date of Reporting		18.03.2025
Sample ID - GESEC/PRO/DW/2024-25/03/1549		Sample Details		Drinking Water
<b>Name &amp; Address of the Customer -</b>  <b>HUSSEIN ABDUL KARIM BALWA AND OTHERS</b> Residential development Known as Avalon Height at At sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon –(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra		Type of Sample		Water
		Volume Of Sample		2 Lit Plastic Can
		Sample Status		Sealed
		Sample Collected By		Pristine Consultants
		Date of Sample Collection		13.03.2025
		Date of Sample received in lab		14.03.2025
		Analysis End Date		18.03.2025
		Sample Collected By		Pristine Consultants
WATER ANALYSIS REPORT				
Parameter	Result	Limits as per IS 10500:2012	Unit(s)	Standard Method
Physical Parameter				
Turbidity	<1	Max1	NTU	APHA 2130 B24 th Edition:2023
TDS	136	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH	8.14	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	166	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	91	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	BDL	Max 200	mg/l	APHA 4500-SO <sub>4</sub> - E 24 th Edition:2023
Chloride	7.4	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	8.8	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	3.4	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
E.coli.	Absent	Absent	/100ml	APHA 9222, J, 24th Ed. 2023
<b>Remark(s):</b> ➤ The above water sample is Comply with required limit as per IS 10500:2012 for above parameters. ➤ BDL-Below Detectable Limit.				

\*\*\*END OF REPORT\*\*\*

  
**Mr. Vinod Hande**  
 (Technical Manager)  
 Reviewed & Authorized By


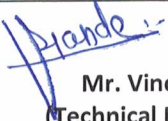
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TEST CERTIFICATE				
Test Report No: GESEC/PRO/SO/2024-25/03/1550		Date of Report		18.03.2025
Sample ID: GESEC/PRO/SO/2024-25/03/1550		Date of Sampling		13.03.2025
<b>Name and Address of the Customer -</b> <b>HUSSEIN ABDUL KARIM BALWA AND OTHERS</b> Residential development Known as Avalon Height at At sub- plot C-1 bearing C.T.S. Nos. 928 A, 928 A/1 to 24, 928 B, 928 C/B, 929 A, 929 B, 928 C/A of Village Pahadi Goregaon -(W), C.T.S. Nos. 1390, 1390 A, 1390/1 to 11, 1391 A & 1391 B of Village Malad (S) & C.T.S. Nos. 73 A/A, 73 A/B, 73 A/C, & 73 A/D of Village Chinchavali at Goregaon (West), Mumbai, Maharashtra		Start Date of Analysis		14.03.2025
		End Date of Analysis		18.03.2025
		Sample Details		soil
		Nature of sample		solid
		Sample Collected By		Pristine Consultants
Parameter	Result	Unit	Standard Method	
Colour	Black	--	By Visual	
pH	8.04	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011	
Water Content/Moisture	4.4	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013	
Electrical Conductivity	7.7	mhos/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013	
Organic Carbon	10.2	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013	
Cation Exchange Capacity	36.4	Meq/100gm	ICARDA-Methods of soil, Plant and water analysis, Page No.78 & 79 :2013	
Available Nitrogen	58.9	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013	
Available Phosphorous as PO4	46.3	mg/Kg	ISRIC, Page No.14-1:2002	
Available Potassium as K	61.2	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115	
Sodium	3.6	mg/kg	USEPA SW 846/6010 C	
Copper	<2	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Zinc	<2.5	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Total Chromium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Cadmium	<5	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
Lead	<1	mg/kg	GESEC/LAB/SOP/ICP-OES/05	
<div><div></div><div> <b>Mr. Vinod Hande</b> (Technical Manager) Reviewed &amp; Authorized By</div></div>				

\*\*\*END OF REPORT\*\*\*

Page 1 of 1

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