

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE**

(October 2025 – March 2026)

Of

**Proposed Residential cum commercial building Redevelopment
project known as “Sigma Solitaire”**

At

Plot bearing CTS No. 396,396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka
Borivali, Hanuman Pada Khot Kua Road Malad (East) Mumbai- 400097

M/s. Sigma Happy Homes LLP

**A/102, Sigma Emerald, Guru Narayan Marg, Old Anand Nagar,
Santacruz (East), Mumbai 400055**

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

Sr. no	Project Details	
1.	Name of the Project	Proposed Residential cum Commercial Redevelopment project known as “Sigma Solitaire” on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097.
2.	Name of the Project Proponent	M/s. Sigma Happy Homes LLP
3.	Clearance Letter and date	EC23B038MH130550 dated 10th August 2023
4.	Area Statement	
5.	Total Plot Area	4,200.08 Sq.mt
6.	FSI Area	29,031.00 Sq.mt
7.	Non-FSI Area	20,478.04 Sq.mt
8.	Proposed Built-up Area	49,509.04 Sq.mt
9.	Total no. of flats	Total No. of Flats: 593 Nos. Commercial Area: 1,597.01 Sq.m
10.	Water Requirement of the Project	433.03 KLD
11.	STP Details	STP 1 Capacity: 130 KLD Location: Below Ground STP 2 Capacity: 210 KLD Location: Basement
12.	Solid Waste Details	Dry Waste: 578.6 Kg/day Wet Waste: 385.7 Kg/day Total Waste Generated: 964.3 Kg/day

Monitoring the Implementation of Environmental Safeguards
 Ministry of Environment, Forests & Climate Change Regional Office
 (West Central Zone), Nagpur
 Monitoring Report
Part- I

DATA SHEET

1.	Project Type: River - valley/ Mining /Industry / Thermal / Nuclear / Other (specify)	:	Category 8(a) B2 Building and Construction Projects
2.	Name of the project	:	Proposed Residential cum Commercial Redevelopment project known as “Sigma Solitaire” on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097.
3.	Clearance letter (s) / OM No. and Date	:	EC23B038MH130550 dated 10 th August 2023
4.	Location	:	Malad
	a. District (S)	:	Andheri
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 19°11'7.19"N Longitude: 72°51'20.96"E
5.	Address for Correspondence	:	M/s. Sigma Happy Homes LLP. A/102, Sigma Emerald, Guru Narayan Marg, Old Anand Nagar, Santacruz (East), Mumbai 400055
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Mr. Imran Barudgar Contact: 9892734096 Add: S.R. Scheme u/regu. 33(10) & 33(11) of DCPR 2034 on Plot bearing C.T.S. No. 396, 396/1 to 66, 397, 397/1 to 13 of Village Malad (East) Taluka Borivali, Hanuman Pada Khot Kua Road, Malad (East), Mumbai-400097
	b. Address of Executive Project: Engineer/Manager (with pin code/Fax numbers)	:	Mr. Imran Barudgar Contact: 9892734096 Add: S.R. Scheme u/regu. 33(10) & 33(11) of DCPR 2034 on Plot bearing C.T.S. No. 396, 396/1 to 66, 397, 397/1 to 13 of Village Malad (East) Taluka Borivali, Hanuman Pada Khot Kua Road, Malad (East), Mumbai-400097
6.	Salient Features	:	
	a. Of the project	:	Annexure A
	b. of the environmental management plans	:	Annexure B
7.	Breakup of the Project Area	:	
	a. Submergence area forest & non-forest	:	Non-Forest
	b. Others	:	Annexure A

8.	Breakup of the project affected Population with enumeration of Those losing houses/ dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	:	Not Applicable
	a. SC, ST/Adivasis	:	Not Applicable
	b. Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details And years of survey)	:	Not Applicable
9	Financial Details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Total Project Cost: 153 Crores
	b. Allocation made for environmental management plans with item wise and year wise Break-up.	:	Refer Annexure – C
	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.	:	Annexure C
	e. Actual expenditure incurred on the environmental management plans so far	:	18.5 Lakhs
10.	Forest Land Requirement	:	
	a. The status of approval for the diversion of forest land for non- forestry use	:	The land is non-forest type hence not applicable
	b. The status of clearing felling	:	Not Applicable
	c. The status of compensatory afforestation, if any	:	Not Applicable
	d. Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable

11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	Not Applicable
12.	Status of Construction	:	Architect Letter Attached
	a. Date of commencement (Actual and/or planned)	:	September 2023
	b. Date of completion (Actual and/or planned)	:	December 2027
13.	Reasons for the delay if the Project is yet to start	:	Project work has started
14.	Date 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	:	11.3.2026
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	:	Not Applicable

Current Status of Project

Status of Construction		:	Architect Letter Attached
a.	Date of Commencement (Actual and/or planned)	:	September 2023
b.	Date of completion (Actual and/or planned)	:	December 2027

Undertaking Letter for the Building construction Status



Undertaking

We, M/s. Aakar Architects & Consultants are the Architect for Proposed Residential cum commercial Redevelopment project known as "Sigma Solitaire" on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097. The project is being developed by M/s. Sigma Happy Homes LLP.

Environment Clearance has been obtained on 10th August 2023 (EC Identification No. EC23B038MH130550)

We are submitting herewith the current status of the project as follows:

	According to EC (in Sq.m)
Total FSI area	FSI area – 29,031.0 Sq.m Restricted FSI Area – 23,084.52 Sq.m
Total Non-FSI area	Non FSI area – 20,478.04 Sq.m Restricted Non FSI area – 18,589.90 Sq.m
Total Construction area	Total Construction area – 49,509.04 Sq.m Restricted area – 41,674.42 Sq.m
Construction done till date	36249.69 Sq. m
Remarks	*****

Thanking you,

Yours faithfully,
For, M/s. Aakar Architect & Consultants.

PAWAR AMEET
GANPATRAO

Mr. Ameet Pawar,
Architect,
(Lic. No. CA/2004/34543).

Ground Floor, Satyanarayan Prasad Commercial Centre, Dayaldas Road, Vile Parle East, Mumbai 400057, India.
Tel + 91 22 2612 9933 / 44 / 55 / 66. www.aakararchitect.org

Point wise compliance status to various stipulations laid down by the government of Maharashtra as per the Environmental Clearance issued vide letter no. EC23B038MH130550 dated 10th August 2023

Sr no.	Conditions of EC	Status of Compliance
SPECIFIC CONDITIONS		
SEAC Conditions		
1.	PP to submit IOD/IOA/Concession document/ Plan approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Gov. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order	Plan approval has been obtained
2.	PP to obtain following NOC's & remarks: a) Water Supply; b) Storm Water Drain Remarks/NOC; c) SWM C & D NOC	NOCs/Remarks have been obtained.
3.	PP to submit revise Architect certificate with chronology of building wise (configuration wise) approvals, CCs, OCs, received with FSI, Non-FSI area & total construction area & construction done on site as per approvals received.	Architect certificate stating the chronology of building approvals, CC/OC have been submitted to the Committee.
4.	PP to submit architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area & also provided RG is fulfilling the norms of RG area mentioned in prevailing DCR.	Architect certificate mentioning the required RG is on Mother earth has been submitted.
5.	PP to reduce the discharge of treated sewage to 35%; PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/Construction.	Noted.
6.	PP to maintain 1.5 Mtr. Distance between STP & OWC.	Plan showing distance between STP & OWC was submitted to Committee.
7.	PP to relocate parking proposed above the UGT's	No parking is proposed on UGTs.
8.	PP to lift the UGT's of sale building such that proper headroom of 1.5 Mtr. is made available for maintenance of UGT's	Headroom of 1.5 m is made available for maintenance of UGTs.
9.	PP to relocate flushing tank adjacent to the STPs; PP to provide adequate capacity of STP to the rehab building as per actual	Flushing tank is proposed adjacent to STP. Adequate capacity of STP to rehab building is proposed with 40% cutout.

	sewage generation & submit revise layout of STP with capacity, area provided, tank size details & 40% open to sky area	
10.	PP to maintain 1.5 Mtr. distances between parking tower & STP of rehab building & submit revise coordinated layout accordingly.	1.5 m distance is maintained between parking tower & STP of rehab building.
11.	PP to submit fire tender movement plan showing clear road width 6 Mtr. & turning radius 9 Mtr. all around the proposed buildings.	Fire tender movement plan was submitted to the Committee.
SEIAA Conditions		
1.	PP has provided mandatory RG area of 321.25 m ² on mother earth without any construction. Local Planning authority to ensure the compliance of the same.	Noted.
2.	PP to plant as many tree as cumulative age of trees be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Tree Act, 1975	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 & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
4.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has planned to achieve 5% energy savings from renewable energy. i.e. Solar Energy.
5.	PP shall comply with Standard EC Conditions mentioned in the office Memorandum issued by MoEF& CC vide F. No. 22-34/2018-IA.III dt.04.01.2019.	Noted.
6.	SEIAA after deliberation decided to grant EC for - FSI- 23,084.52 m ² , Non FSI- 18,589.90 m ² and total BUA- 41,674.42 m ² . (Plan approval No. SRA/ENG/3255/PN/PL/AP dated on 8.6.2023) (Restricted as per approval)	Noted.
7.	SEIAA after deliberation decided to grant EC for FSI-26,478.23 m ² , non-FSI- 23,942.00 m ² , Total BUA- 50,420.23 m ² (Plan Approval- SRA/ENG/193/HW/MHL/LOI, dated 20.06.2022).	Noted.
General Conditions:		

a) Construction Phase		
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filing after recovering recyclable material.	Solid waste generated from the said project will be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter while Dry waste would be handed over to authorized recyclers and MCGM respectively.
II.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Excavated material is stock piled and will be partly reused for back filling, plot leveling and remaining debris will be disposed of by covered trucks to the authorized sites with the prior permission from solid waste management of MCGM
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.	Negligible quantities of oil spillage from construction machineries and vehicles are being generated. Although they are made sure to be disposed of as per rules and norms of MPCB
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.	Proper housekeeping is being carried out though construction. First aid and sanitation facilities are provided during construction phase. Provision is made for solid waste management.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	PP agreed. Separate arrangement is made for storm water and waste water does not get mixed. Also, excess storm water will be drained to municipal storm water drain. There will be provision of separate storm water drains and sewer line network for the plot.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	Noted.
VIII.	Permissions to draw ground water for construction of basement if any shall be obtained from competent authority prior to construction/operation of the project.	Ground water is not being extracted. If required, prior permission would be taken from competent authority.
IX.	Fixtures for showers, toilets flushing and drinking should be of low flow either by use	Yes. Low pressure water fixtures are proposed.

	of aerators or pressure reducing devices or sensor-based control.	
X.	The Energy Conservation Building code shall be strictly adhered to.	Proposed Building is complying with the norms of ECBC.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated soil is used for backfilling and levelling of the plot and remaining shall be used within site for landscaping.
XII.	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated Soil from the proposed project would be used for leveling of the proposed site.
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.	The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants as the project is construction of commercial building. Hence, there is no threat of contamination to subsoil and ground water
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 Environmental Clearance.	Noted.
XV.	The diesel generators set 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.	PP has not provided any DG sets. Hence, will be using alternate power source.
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicles shall be adequately covered to avoid spillage/leakages.	Vehicles used for transportation of material are with valid PUC as per Government norms.
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	During construction phase adequate measures are taken to maintain ambient air and noise quality within the prescribed limit. Water sprinkling would be carried out as dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed

		limits. The plot is barricaded to avoid spread of pollutants.
XVIII	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be enclosed type and conform to rules made under the Environmental (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 diesels are preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	During operational phase DG set will be kept in a DG room which would be acoustically covered. Stack height will be provided as per norms and will be used as power back up.
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.	Regular supervision is carried out once construction begins.
General Conditions:		
b) Operation Phase		
I.	<p>a) The solid waste generated should be properly collected and segregated.</p> <p>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.</p> <p>c) Dry/inert solid waste should be disposed of to the approved sites for land filing after recovering recyclable material.</p>	<ul style="list-style-type: none"> • Segregation of non-biodegradable and biodegradable garbage on site. • Treatment of biodegradable waste: By OWC • Segregation, storages facilities for all solid waste streams • Non- biodegradable garbage: Will be segregated into recyclable and non-recyclable waste. Recyclable waste shall be handed over to recyclers and non-recyclable waste shall be handed over to MCGM • E waste generated during operation phase shall be stored separately and disposed of to the recyclers authorized by MPCB.
II.	E-waste shall be disposed through Authorizes vendor as per E-waste (Management and Handling) rules, 2016.	Yes, PP has agreed to follow the mentioned condition.
III.	a) The installation of the sewage treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation.	Noted.

	<p>Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem for STP</p> <p>b) PP to give 100% treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</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 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>	Noted.
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>	Noted.
VI.	<p>Traffic congestion near the entry and exit point from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.</p>	Public road and public area are not being used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles
VII.	<p>PP to provide adequate electric charging points for electric vehicles (Evs).</p>	Noted.
VIII.	<p>Green belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture dept.</p>	Noted.
IX	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	The Existing environment management cell have qualified staff that is looking after the EHS activities and during operational phase society chairman will timely keep update of environment services.

X	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item wise break-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 others purposes.	Separate funds are allocated for environment protection measures.
XI	The project management shall advertise at least in two local newspapers wisely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at parivesh.nic.in	PP has advertised in two local newspapers.
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.
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 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 public domain.	Noted.
C) General EC Conditions		
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted.
II.	If applicable consent of Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water act and	PP has received consent to Establish No: Format1.0/CC/UAN No.0000179050/CE/2403000814 on 10.03.2024.

	a copy shall be submitted to the Environment department before start of any construction work at the site.	
III.	Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	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 SPCB.	We are enclosing status of the project along with six monthly reports to respective MoEF regional office, MPCB by email format.
V.	The environmental statement for each financial year ending 31 st 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) Act,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.
VI.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
VII.	This Environmental Clearance is issued subject to obtaining NOC from forestry and wildlife angel including clearance from the standing committee of the national board for Wild life as applicable & this environment clearance does not necessarily imply that Forestry & Wildlife clearance	Not applicable as the project site is not in the forest area and also does not fall in the Eco-Sensitive zone of the SGNP.

	granted to the project which will be considered separately on merit.	
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1. PROJECT DETAILS

Sr. No.	Description	Details	
		Particulars	Details (m ²)
1.	Area Details	Plot Area (Sq. m)	4,200.08
		FSI Area (Sq. m)	29,031.0
		Non-FSI Area (Sq.m)	20,478.04
		Proposed Built up Area (Sq.m)	49,509.04
2.	Building Configuration	Rehab Building: Ground Floor+ 1 st to 22 nd Floor. Height: 67.70 m Sale Building Wing A to D: Basement + Ground Floor + 1 st , 2 nd & 3 rd Podium + E-deck level + 1 st to 18 th Floors Height: 69.95 m	
3.	No. of Tenements & Shops	Commercial Area- 1597.01 Sq.m No. of Flats- 593 Units	
4.	Total Water Requirements (CMD)	433.03	
5.	STP Capacity and Technology	STP 1: 130 KLD, STP 2: 210 KLD	
6.	Total Solid Waste Quantities	Wet Waste: 385.7 Kg/day Dry Waste: 578.6 Kg/Day	
7.	R.G. Area (sq. m)	RG Required	320.58 Sq.m
		RG Provided on Mother Earth	321.25 Sq.m
		RG on Podium	112.16 Sq.m
		Total RG Proposed	433.41 Sq.m
8.	Power Requirement	During Operation Phase:	
		Details	
		Connected Load (KW)	6,959.7 KW
		Demand Load (KW)	2,029 KW
9.	Energy Efficiency	Total energy savings: 20% Energy Savings through Solar: 5%	
10.	DG Set Capacity	2 * 275 kVA	
11.	Parking 4W & 2W	4-Wheeler Parking- 282 Nos. 2-Wheeler Parking- 150 Nos.	
12.	Rainwater harvesting scheme	Rehab Building: 40 Cum Sale Building: 47 Cum * 2 Nos.	
13.	Project Cost in Cr	153 Cr	
14.	EMP Cost	Construction Phase: 30.36 Lakhs/Annum Operation Phase Capital Cost: 220 Lakhs O & M Cost: 22.5 Lakhs/Annum	

ANNEXURE - B

EMP for Construction Phase

<p>EMP FOR AIR ENVIRONMENT</p> <p>▪ Construction Phase (EMP for Air Environment):</p> <p>To mitigate the impacts of PM₁₀ & PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:</p>
<p>Dust Control Plan:</p> <p>The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.</p>
<p>Vehicle Emission Controls and Alternatives</p> <ul style="list-style-type: none"> ▪ During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate. ▪ Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation
<p>Procedural Changes to construction activities</p> <p>Idle time reduction:</p> <p>Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cools down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.</p> <p>Improved Maintenance:</p> <p>Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract.</p>

Incentive provisions will be established to encourage contractors to comply with regular maintenance requirements.

Reduction of On-Site Construction Time:

Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

▪ **Operation Phase (EMP for Air Environment):**

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

RG Development

Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level to a large extent.

EMP FOR NOISE ENVIRONMENT

Construction Phase (EMP for Noise Management):

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation:

Noisy construction equipment has not been allowed to use at night time.

Job Rotation and Hearing Protection:

Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Other Measures:

- Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road)
- During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles
- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries

- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flatbed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer-based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

▪ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

Noise Emission Control Technologies

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for meeting the ambient noise standard whichever is on higher side.

EMP FOR WATER ENVIRONMENT

▪ **Construction Phase (EMP for Water Management):**

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow

of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

- Avoid excavation during monsoon season
- Care has been taken to avoid soil erosion
- Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution.
- All stacking and loading area have been provided with proper garland drains, equipped with baffles, to prevent run off from the site, to enter into any water body.

▪ **Operation Phase (EMP for Water Management):**

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

Wastewater Treatment Scheme

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

Other Measures:

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

EMP FOR LAND ENVIRONMENT

Construction Phase:

Construction Debris:

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be send to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fiber insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

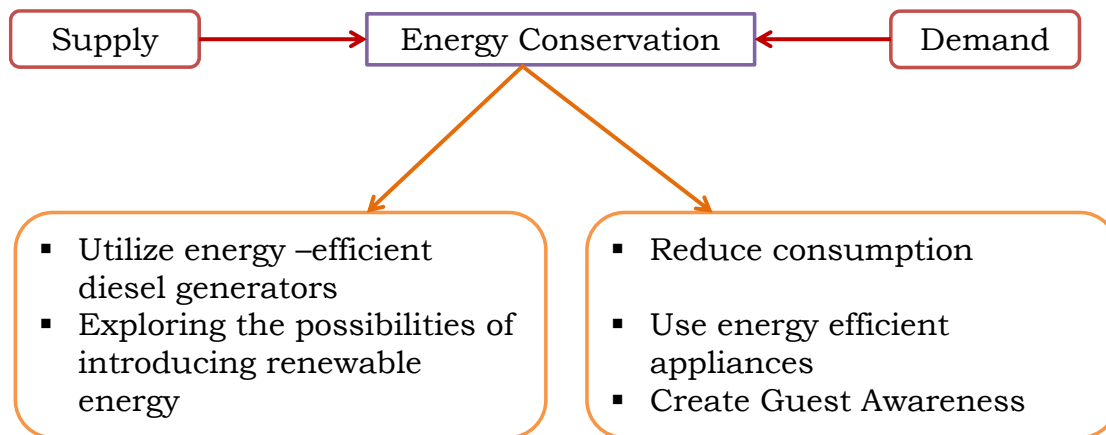
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Tran-boundary Movement) Rules, 2008.

- **Operation Phase:**

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

Architectural design

- Maximum utilization of solar light has been done.

- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.
- The green areas have been spaced, so that a significant reduction in the temperature can take place

Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken.

The detailed Monitoring Programme is given in **Table**

Monitoring Programme for Project

Sr. No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , CO	Half yearly
2	Ambient Noise	Project Site	dB (A) levels	Half yearly
3	Soil Quality	Project Site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
4	Waste Characterization	Project Site	Physical and Chemical composition	Daily
5	Treated Water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

ANNEXURE - C

BUDGETARY ALLOCATION DURING CONSTRUCTION PHASE

No.	Component	Description	Capital Cost in Lakhs
1	Dust suppressants and barricading	Air Pollution and Erosion Control	4
2	Dust Suppression	Air Pollution and Erosion Control	5
3	PPE for Workers (Gloves, Shoes etc.)	Site Safety and Health Safety	1.5
4	Bio Toilets and Basin	Site sanitation	2
5	Health check-up	Health Safety	2
6	Air, water, soil and noise monitoring	Environmental Monitoring	4
7	Portable STP	Treatment of wastewater during construction phase	6.5
8	DMP Cost	Personal Protective Equipments, fire safety, etc.	5.36
Total			30.36

BUDGETARY ALLOCATION DURING OPERATION PHASE

No.	Component	Description	Capital Cost in Lakhs	O/M cost in Lakhs per year
1	STP (MBBR)	Waste Water Treatment	62	5.0
2	Rain Water Harvesting	To harvest and recycle rain water	10	1.5
3	Solid Waste Management	To treat biodegradable solid waste by composter	20	5 (including operators)
4	Solar System	Solar Lighting	25.0	2.5
5	Landscaping	Green Belt Development	7.0	1.5 (including gardeners)
6	Low Flow Devices	Plumbing Fixtures	10	1
7	DMP	Personal Protective Equipments, fire safety, etc.	67.1	3.3
8	Basement Air Purification Unit	Air Filtration Unit	6	1.5
9	Basement Ventilation		12.0	1.0
10	Basement Dewatering	Dewatering	1.2	0.2
Total			220.0	22.5

The above budgetary allocations are the approximate values

Till date approximately Rs. 18.5 Lakhs were spent on maintenance of Environmental Management Plan. The letter is attached for reference

EMP Letter

Date: 12-05-2026

Undertaking

We, M/s. Sigma Happy Homes LLP have received EC for Proposed Residential cum commercial Redevelopment project known as "Sigma Solitaire" on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097. (EC Identification No: EC23B038MH130550 dated 10th August 2023)

We would like to state that till date Rs. 18.5 Lakhs have been incurred on Environment Management Plan.

Thanking you,

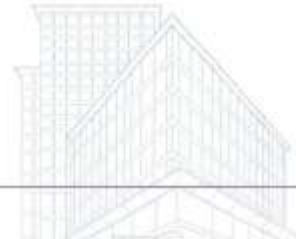
Yours faithfully,

For, M/s. Sigma Happy Homes LLP
SIGMA HAPPY HOMES LLP

RESIGNATED PARTNER
Authorized Signatory

SIGMA HAPPY HOMES LLP

A/102, Sigma Emerald, Guru Narayan Marg, Old Anand Nagar,
Santacruz (East), Mumbai-400055.





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

To,

The -1

SIGMA HAPPY HOMES LLP

A- 102, Sigma Emerald, Old Anand Nagar, Gurunarayan Marg, Santacruz
(E), Mumbai -400055

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/426461/2023 dated 17 Apr 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038MH130550 |
| 2. File No. | SIA/MH/INFRA2/426461/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential cum commercial
Redevelopment project known as "Sigma
Solitaire" on plot bearing CTS No. 396,
396/1 to 66, 397, 397/1 to 13 of village
Malad (East), Taluka Borivali, Hanuman
Pada Khot Kua Road Malad (East),
Mumbai - 400097. |
| 7. Name of Company/Organization | SIGMA HAPPY HOMES LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 10/08/2023

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

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

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/426461/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Sigma Happy Homes LLP,
CTS No. 396, 396/1 to 66, 397, 397/1 to 13,
village Malad (East), Taluka Borivali, Mumbai.

Subject : Environment Clearance for Proposed Residential cum commercial Redevelopment project known as “Sigma Solitaire” on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Mumbai by M/s.Sigma Happy Homes LLP.

Reference : Application no. SIA/MH/INFRA2/426461/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 205th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th July, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/426461/2023	
2	Name of Project	Proposed Residential cum commercial Redevelopment project known as “Sigma Solitaire” on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097	
3	Project category	8 (a) B2	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Sigma Happy Homes LLP
		Regd. Office address	A/102, Sigma Emerald, Guru Narayan Marg, Old Anand Nagar, Santacruz (East), Mumbai 400055.
		Contact number	98676 17717
		e-mail	sigmahhllp@gmail.com
6	Consultant	Enviro Policy Research India Pvt. Ltd. avick@eprindia.com ; avick1114@gmail.com QCI-NABET Accredited, Certificate No – NABET/EIA/2124/IA0076(Validity - 26.04.2024)	
7	Applied for	New	

8	Location of the project		Proposed Residential cum commercial Redevelopment project known as "Sigma Solitaire" on plot bearing CTS No. 396, 396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097				
9	Latitude and Longitude		19°11'7.19"N 72°51'20.96"E				
10	Plot Area (sq.m.)		5147.50 sq. m.				
11	Deductions (sq.m.)		Road set back: 865.89 sq. m Area of Amenity plot/plots to be handed over: 81.53 sq. m				
12	Net Plot area (sq.m.)		4200.08 sq. m.				
13	Ground coverage (m ²) & %		67.66%				
14	FSI Area (sq.m.)		29,031.0 Sq. m				
15	Non-FSI (sq.m.)		20,478.04 Sq. m				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		49,509.04 Sq. m				
17	TBUA (m ²) approved by Planning Authority till date		SE. (SRA)A.E. (SRA) E.E. (SRA) dated on 6.4.2023				
18	Earlier EC details with Total Construction area, if any.		NA				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		NA				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Fresh Project			Rehab Building	Ground + 1st to 22nd upper floors	67.70	
			Sale Building (Wing A - D)	Basement + Ground + 1st + 2nd & 3rd Podium + E-Deck Level + 1st to 18th upper floors	69.95	-	
21	No. of Tenements & Shops		593 No of flats; Commercial Area:1,597.01 sq. m.				
22	Total Population		3,465				
23	Total Water Requirements CMD		433.03 LD				
24	Under Ground Tank (UGT) location		Rehab Building: Below ground Sale Building: Basement				
25	Source of water		MCGM				
26	STP Capacity & Technology		STP 1: 130 KLD STP 2: 210 KLD				
27	STP Location		STP 1: Below ground STP 2: Basement				
28	Sewage Generation CMD & % of sewage discharge in sewer line		Rehab: 163.56 KLD; Sale: 240.85 KLD 119.2 KLD (33.5%)				
29			Type	Quantity	Treatment / disposal		

	Solid Waste Management during Construction Phase	Dry waste	7 kg/day	Recycled Handed over to local vendor
		Wet waste	4.5 kg/day	Reuse Use as compost for landscape
		Construction waste	-	Handed over to local vendor
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	578.6 kg/day	Recycle Handed over to local vendor
		Wet waste	385.7 kg/day	Reuse Use as compost for landscape
		E-Waste	-	Recycle Handed over to local vendor
		STP Sludge (dry)	-	Reuse Use as compost for landscape
31	R.G. Area in sq. m.	RG required – 320.58 sq. m.		
		RG provided on Mother earth- 321.25 sq. m		
		RG on Podium – 112.16 sq. m		
		Total RG proposed– 433.41 sq. m.		
		Existing trees on plot: 6 nos.		
		Total number of trees to be planted: Nos. 85 Nos. a) In RG area: (including periphery plantation) on ground: 85 Nos. b) In Miyawaki Plantation (out of total no of plantation):50 Nos.		
		Number of trees to be cut: 5		
		Number of trees to be transplanted:0		
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)	6,959.7 KW	
	Demand load (kW)	2,029 KW		
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%		
34	D.G. set capacity	2* 275 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	Total 4- Parking Provided: 282 nos. Total 2- wheeler proposed: 150 nos. Electrical Charging Points Proposed: 90 nos.		
36	No. & capacity of Rain water harvesting tanks /Pits	Rehab Building: 40 Cum Sale Building: 47 Cum *2 Nos		

37	Project Cost in (Cr.)	153 Cr.
38	EMP Cost	a) During Construction Phase: 30.36 lakhs/Annum b) During Operation Phase: Capital Cost: 220 lakhs and O & M Cost: 22.5 Lakhs/Annum
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 262nd (Day-1) meeting held on 10th July, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
a) Water Supply; b) Storm Water Drain remarks/NOC; c) SWM/C& D NOC.
3. PP to submit revise Architect certificate with chronology of building wise (configuration wise) approvals, CCs, OCs, received with FSI, Non-FSI area & total construction area & construction done on site as per approvals received.
4. PP to submit architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area & also provided RG is fulfilling the norms of RG area mentioned in prevailing DCR.
5. PP to reduce the discharge of treated sewage to 35%; PP to submit NOC from concern authority for use of excess treated water in nearby Garden reservation/ Construction.
6. PP to maintain 1.5 Mtr. distance between STP & OWC.
7. PP to relocate parking proposed above the UGTs.
8. PP to lift the UGTs of sale building such that proper headroom of 1.5 Mtr. is made available for maintenance of UGTs.
9. PP to relocate flushing tank adjacent to the STPs; PP to provide adequate capacity of STP to the rehab building as per actual sewage generation & submit revise layout of STP with capacity, area provided, tank size details & 40% open to sky area.
10. PP to maintain 1.5 Mtr. distance between parking tower & STP of rehab building & submit revise coordinated layout accordingly.
11. PP to submit fire tender movement plan showing clear road width 6 Mtr. & turning

radius 9 Mtr. all around the proposed buildings.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 321.25 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. PP to plant as many trees as cumulative age of trees be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
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 & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI- 23,084.52 m², Non FSI - 18,589.90 m² and total BUA- 41,674.42 m². (Plan approval No. SRA/ENG/3255/PN/PL /AP dated on 8.6.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained

from the competent Authority prior to construction/operation of the project.

- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management

and Handling) Rules, 2016.

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

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

C) General EC Conditions:-

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

immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

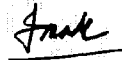
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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



Pravin Darade

(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Date: 8/10/2023 4:58:48 PM

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.0000179050/CE/2403000814

Date: 10/03/2024

To,
M/s. Sigma Happy Homes LLP " Jai
Hanuman SRA CHS Ltd " CTS NO.
396,396/1, TO 66 , 397, 397/1, TO 13 Of
Village Mald (E) Tal- Borivali, Hanuman
Pada , Khot Kua Road , Mumbai.



Sub: Consent to Establish for Residential & Commercial Building Construction Project Under Slum Rehabilitation Scheme.

- Ref:
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 31st CC meeting dtd-16.02.2024.

Your application NO. MPCB-CONSENT-0000179050

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.153.0 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential & Commercial Building Construction Project Under Slum Rehabilitation Scheme named as M/s. Sigma Happy Homes LLP " Jai Hanuman SRA CHS Ltd " CTS NO. 396,396/1, TO 66 , 397, 397/1, TO 13 Of Village Mald (E) Tal- Borivali, Hanuman Pada , Khot Kua Road , Mumbai on Total Plot Area of 5147.50 Sq.Mtrs for construction BUA of 41,674.42 Sq.Mtrs as per EC granted dated-10.08.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance issued dtd-10.08.2023	5147.50	41674.42

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	404	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
1 TO 2	DG SET	275	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	WET WASTE	385.7 Kg/Day	OWC	use as manure
2	DRY WASTE	578.6 Kg/Day	Segregation	Segregate & handed over to authorized vendor
3	STP SLUDGE	35 Kg/Day	drying	use as manure

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

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

8. This 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 agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. 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.
15. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.

16. 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-10.08.2023 for construction project having total plot area of 5147.50 Sq.mtrs and total construction BUA of 41,674.42 Sq.mtrs as per specific condition of EC.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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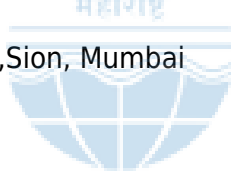
Signed by: **Dr. Avinash Dhakne**
 Member Secretary
 For and on behalf of,
Maharashtra Pollution Control Board
 ms@mpcb.gov.in
 2024-03-10 21:55:41 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	306000.00	TXN2311004449	30/11/2023	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & 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 proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **410 CMD for treatment of domestic effluent of 404 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	433.00
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 to S-2	DG set-275 KVA	Acoustic Enclosure	5.00	HSD/ DIESEL 40 Kg/Hr	1	SO2	19.2 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 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.



सूचना

विषय: सिगमा हॅपी होम्स एलएलपी द्वारे राज्यस्तरीय पर्यावरण प्रभाव मूल्यांकन प्राधिकरण (एसईआयए), गाव मालाड (पूर्व), तालुका बोरिवली, हनुमान पाडा, खोत कुआ रोड, मालाड (पूर्व), मुंबई - ४०००९७ च्या सीटीएस क्र. ३९६, ३९६/१ ते ६६, ३९७, ३९७/१ ते १३ धारक प्लॉटवर "सिग्मा सॉलिटेअर" म्हणून ओळखल्या जाणाऱ्या प्रस्तावित निवासी नि वाणिज्यिक पुनर्विकास प्रकल्पासाठी पत्र क्र. - ईसी२३बी०३८एमएच१३०५५० द्वारे १०.८.२०२३ दिनांकित पर्यावरण निपटारा चे सादरीकरण ज्याला राज्यस्तरीय पर्यावरण प्रभाव मुल्यांकन प्राधिकरण (एसईआयए), पर्यावरण विभाग, महाराष्ट्र सरकार कडून १०.८.२०२३ रोजी पर्यावरण विषयी निपटारा देण्यात आला आहे. निपटारा पत्राच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत आणि <http://parivesh.nic.in> या वेबसाइटवरही पाहता येतील.

ठिकाण: मुंबई दिनांक: १७/०८/२०२३

NOTICE

Subject: Submission of Environment Clearance dated 10.8.2023 vide letter no - EC23B038MH130550 for Proposed Residential cum commercial Redevelopment project known as "Sigma Solitaire" on plot bearing CTS No. 396,396/1 to 66, 397, 397/1 to 13 of village Malad (East), Taluka Borivali, Hanuman Pada Khot Kua Road Malad (East), Mumbai - 400097 by **SIGMA HAPPY HOMES LLP** was accorded the Environmental Clearance from the **State Level Environment Impact Assessment Authority (SEIAA)**, Environment Department, Govt. of Maharashtra on 10.8.2023.

The copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at <http://parivesh.nic.in>

Place : Mumbai

Date : 17/08/2023

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

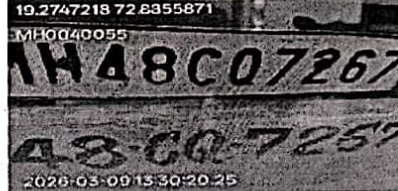
Authorised By :
Government of Maharashtra

Date : 09/03/2026
Time : 13:30:50 PM
Validity upto : 08/03/2027



Certificate SL. No. : MH00400550016189
Registration No. : MH48CQ7267
Date of Registration : 08/Mar/2024
Month & Year of Manufacturing : January-2024
Valid Mobile Number : *****4799
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040055
GSTIN :
Fees : Rs.150.00
MIL 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	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.5

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

SHARAA PUC CENTRE



[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 11/03/2026
Time : 18:12:07 PM
Validity upto : 10/03/2027



Certificate SL. No. : MH00400550016218
Registration No. : MH48CB7551
Date of Registration : 04/Nov/2022
Month & Year of Manufacturing : September-2022
Valid Mobile Number : *****6496
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040055
GSTIN :
Fees : Rs.150.00
MIL 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	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.51

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

SHARAA PUC CENTRE

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 12/03/2026
Time : 14:58:15 PM
Validity upto : 11/03/2027



Certificate SL. No. : MH00400550016224
Registration No. : MH48CQ7506
Date of Registration : 18/Mar/2024
Month & Year of Manufacturing : October-2023
Valid Mobile Number : *****4964
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040055
GSTIN :
Fees : Rs.150.00
MIL 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	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.56

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

SHARAA PUC CENTRE

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 18/03/2026
Time : 15:54:16 PM
Validity upto : 17/03/2027



Certificate SL. No. : MH00400550016292
Registration No. : MH48DC1849
Date of Registration : 16/Oct/2024
Month & Year of Manufacturing : September-2024
Valid Mobile Number : *****6496
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040055
GSTIN :
Fees : Rs.150.00
MIL 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	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.61

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

SHARAA PUC CENTRE

Pollution Under Control Certificate

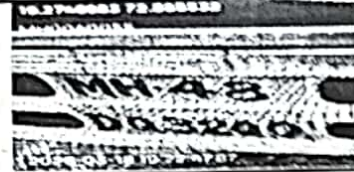
Authorised By :
Government of Maharashtra

Date : 18/03/2026
Time : 19:26:31 PM
Validity upto : 17/03/2027



Certificate SL. No. : MH00400550016327
Registration No. : MH48DQ3200
Date of Registration : 23/Jan/2026
Month & Year of Manufacturing : October-2025
Valid Mobile Number : *****8787
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040055
GSTIN :
Fees : Rs.150.00
MIL 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	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
Smoke Density	Lambda		1 ± 0.03	
	Light absorption coefficient	1/metre	0.7	0.57

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

SHARAA PUC CENTRE



