

MAHARASHTRA POLLUTION CONTROL BOARD

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Kalpataru Point, 2nd floor,
Opp. PVR Theatre, Sion (E),
Mumbai-400022
,Maharashtra

Infrastructure/RED/S.S.I

No:- Format1.0/RO/UAN No.0000229995/CR/2502000666

Date: 07/02/2025

To,
Windsor Grande Residences Condominium
and Windsor Corporate Park
Condominium.,
CTS No. 1A/1/B/7A/1, 1A/1/B/7A/2,
1A/1/B/7A/3, 1A/1/B/4, 1A/1/B/5 and
1A/1/B/8 of Village Goregoan, Goregoan
(W) Mumbai-400 102.



Sub: Grant of Renewal of Consent to Operate of CHS Residential & Commercial project under Red/SSI Category.

Ref: Previous Consent to Operate accorded by the Board vide letter No. Format1.0/CAC-CELL/UAN No. 0000065301/CR/CAC-1909000333 dtd. 13/09/2019.

Your application NO. MPCB-CONSENT-0000229995

For: Grant of Renewal of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

- The Consent to Renewal is granted for a period up to 31.12.2029**
- The capital investment of the project is Rs.4.15 Cr. (As per C.A Certificate submitted by industry).**
- The Renewal of Consent to Operate is valid for CHS Residential and Commercial project named as Windsor Grande Residences Condominium and Windsor Corporate Park Condominium, CTS No. 1A/1/B/7A/1, 1A/1/B/7A/2, 1A/1/B/7A/3, 1A/1/B/4, 1A/1/B/5 and 1A/1/B/8 of Village Goregoan, Goregoan (W) Mumbai-400 102 on Total Plot Area of 34,320.40 SqMtrs for Total Construction BUA of 1,01,880.35 SqMtrs as per EC granted dated 28/06/2016 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	C to R. dtd. 13/09/2019	34320.40	101880.35

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	146	As per Schedule - I	The treated sewage shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and/ or connected to local body sewer line with water metering system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-4	DG Set of 500 kVA X 04	04	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	334 Kg/Day	OWC followed by composting facility.	Used as Manure.
2	Non-biodegradable Waste	193 Kg/Day	Segregation	Handed over to Auth Vendor.
3	STP Sludge	22 Kg/Day	Dewatering	Used as Manure.

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

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A Recycle	Handed over to Auth. reprocessor.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall operate STP scientifically to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit including disinfection facility to the treated sewage.
11. The treated sewage 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/ or connected to local body sewer line with water metering system.
12. PP shall properly operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
13. PP shall submit BG of Rs. 5 Lacs towards O & M of Pollution Control Systems and compliance of Consent conditions.
14. The consent fees is obtained as per Board circular vide No. MPCB/JD(WPC)/TB-3/B-01 dated 02/01/2024.

15. The Consent is issued as per Board's circular dtd. 02/01/2024 for Consent management of the Infrastructure Project which are handed over to society.
16. The applicant shall make an application for renewal of Consent 60 days prior to date of expiry of the Consent. (Operate / Renewal)

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



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Signed by: Shri. Ravindra Andhale
Regional Officer
For and on behalf of
Maharashtra Pollution Control Board
romumbai@mpcb.gov.in
2025-02-07 18:06:26 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2412004334	24/12/2024	Online Payment
2	104630.00	TXN2501005556	28/01/2025	Online Payment

PP has paid penal fees of Rs. 1,04,630/- for delay in applying for Renewal of Consent to Operate.

Copy to:

1. Sub-Regional Officer, MPCB, Mumbai II
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **180 CMD for treatment of domestic effluent of 146 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	167.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	0

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1 to S-4	DG Sets of 500 kVA x 04	Acoustic Enclosure	4.47	HSD 416 Ltr/Hr	1	SO ₂	199.68 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
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Renewal of Consent to Operate	Rs. 5 Lacs	15 days	Towards O & M of Pollution Control System and Compliance of Consent conditions.	Continuous	30/06/2031

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-139/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 28th June, 2016

To,
M/s Windsor Realty Pvt. Ltd.
WINDSOR, Off. C.S.T. Road,
Near Bandra Kurla Complex,
Santacruz (E), Mumbai- 400 098.

Subject: Environment clearance for project "Windsor Grande Residence & Windsor Corporate Park" at plot CTS No. 1A/1/B/7A/1,2,3,4, 1A/1/B/4/5/8 at village Goregaon, Goregaon (W), Mumbai by M/s Windsor Realty Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 44th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 101st meeting.

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

Brief Information of the project submitted by you is as-

Name of Project	"Windsor Grande Residences & Windsor Corporate Park" at Goregaon, Mumbai
Name of Proponent	•Name: Mr. Gopal Narang & Mr. Akshay Raheja (Directors) M/s. Windsor Realty Pvt. Ltd.
Name of Consultant	•Name: Environmental Consultants: M/s. Ultra-Tech Environmental Consultancy & Laboratory
Accreditation of consultant (NABET Accreditation)	Accorded Accreditation under the QCI-NABET scheme for Accreditation of EIA Consultant Organizations (Rev.09, August 2011) Certificate No: NABET/EIA/1417/RA010
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential and Commercial Development Category 8 (B2)
Location of the project	CTS No. 1A/1/B/7A/1, 1A/1/B/7A/2, 1A/1/B/7A/3, 1A/1/B/7A/4, 1A/1/B/4, 1A/1/B/5 and 1A/1/B/8 of Village Goregaon, Goregaon

	(West), Mumbai – 400 102		
Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (M.C.G.M.)		
Applicability of the DCR	32 (Basic FSI) & 34 (TDR)		
Note on the initiated work (If applicable)	Total constructed work (FSI+ Non FSI): 97784.86 Sq. mt. • Date and area details in the necessary approvals issued by the competent authority (attach scan copies): Received IOD and Commencement certificate from M.C.G.M.		
LOI / NOC from MHADA / Other approvals (If applicable)	Date and construction area details mentioned in the approved letter: Not applicable		
Total Plot Area (sq. m.)	34,320.40 Sq. mt.		
Deductions	6,316.10 Sq. mt.		
Net Plot area	28,004.30 Sq. mt.		
Permissible FSI (including TDR etc.)	46,150.22 Sq. mt.		
Proposed Built-up Area (FSI & Non-FSI)	•FSI area (sq. m.): 46,150.00 •Non FSI area (sq. m.): 55,730.35 •Total BUA area (sq. m.): 1,01,880.35		
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	13,233.05 Sq. mt. (47 %)		
Estimated cost of the project	Rs. 910 Crores		
No. of building & its configuration(s)	Residential	1 Building of 4 Wings: Stilt + 1 st to 3 rd level podium + 3 rd floor voids + 1 st to 28 th upper floor	
	Commercial	1 Building: 2 Basements + Ground (pt) + Stilt (pt) + 1 st to 7 th upper floor	
	Club House	Ground + 1 floor (above 3 rd podium)	
Number of tenants and shops	Residential	203 Nos.	
	Commercial	Offices	
Number of expected residents / users	Residential	1015 Nos.	
	Commercial	706 Nos. (floating population)	
Tenant density per hector	77/hector		
Height of the building(s)	Residential: 127.55 m. (up to terrace level) Commercial: 33.75 m. (up to terrace level)		
Right of way (Width of the road from the nearest fire station to the proposed building(s))	27.45 m. & 36.60 m. wide proposed DP road		
Turning radius for easy access of fire tender movement from all around the building	6.0 m.		

excluding the width for the plantation	
Existing structure(s)---	Not applicable
Details of the demolition with disposal (If applicable)	Not applicable
Total Water Requirement	<p>Dry season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 113 For Domestic: 104 (From M.C.G.M.) For Swimming pool: 9 (From Water tanker of potable quality) • Recycled water (CMD): 104 (STP Treated sewage) Flushing = 63 Gardening = 41 • Total Water Requirement (CMD): 217 • Swimming pool make up (Cum): As mentioned above • Fire fighting (CMD): (One Time Requirement) <p>Residential: 200 KL Commercial: 200 KL</p> <p>Wet Season:</p> <ul style="list-style-type: none"> • Fresh water (CMD): 113 For Domestic: From M.C.G.M. = 91 + From RWH tank = 13 For Swimming pool: 9 (From Water tanker of potable quality) • Recycled water (CMD): 63 (For Flushing: STP Treated sewage) • Total Water Requirement (CMD): 176 • Swimming pool make up (Cum): As mentioned above • Fire fighting (CMD): (One Time Requirement) <p>Residential: 200 KL Commercial: 200 KL</p>
Rail Water Harvesting (RWH) Architectural	<p>Level of the Ground water table: 2.5 m. to 3.5 m. below ground level</p> <ul style="list-style-type: none"> •Size and no. of RWH tank(s) and Quantity: One RWH tank of capacity 100 KL •Location of the RWH tank(s): Ground •Size, no. of recharge pits and Quantity: 4 recharge pits and 2 ring wells •Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs. 28.00 Lacs O & M cost: Rs. 1.40 Lacs/annum
UGT tanks	<ul style="list-style-type: none"> • Location(s) of the UGT tank(s): Residential: Underground Commercial: Basement

Storm water drainage	<ul style="list-style-type: none"> Natural water drainage pattern The storm water collected through the storm water drains of adequate capacity will be discharged in to the external drain. quantity of storm water: 0.62 m³/sec Size of SWD: 2 points of 900 mm width & 2200 mm depth with slope 1:400 1500 mm width & 1880 mm depth with slope 1:400 												
Sewage and Waste water	<ul style="list-style-type: none"> Sewage generation (CMD): <table border="1" data-bbox="635 591 1417 674"> <tr> <td>Residential</td> <td>119 KLD</td> </tr> <tr> <td>Commercial</td> <td>27 KLD</td> </tr> </table> STP technology: FMBR (Fluidized Media Bio-Reactor) Capacity of STP (CMD): <table border="1" data-bbox="635 831 1417 913"> <tr> <td>Residential</td> <td>135 KL</td> </tr> <tr> <td>Commercial</td> <td>50 KL</td> </tr> </table> Location of the STP: <table border="1" data-bbox="635 987 1417 1070"> <tr> <td>Residential</td> <td>Ground</td> </tr> <tr> <td>Commercial</td> <td>Basement</td> </tr> </table> DG sets (during emergency): For essential backup Residential: 3 D.G. Sets of capacity 500 kVA each Commercial: D.G. Set of capacity 500 kVA Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 55.54 Lacs O & M cost: Rs. 16.57 Lacs/annum 	Residential	119 KLD	Commercial	27 KLD	Residential	135 KL	Commercial	50 KL	Residential	Ground	Commercial	Basement
Residential	119 KLD												
Commercial	27 KLD												
Residential	135 KL												
Commercial	50 KL												
Residential	Ground												
Commercial	Basement												
Solid waste Management	<p>Waste generation in the Pre Construction and Construction phase:</p> <ul style="list-style-type: none"> Waste generation: Excavated material partly has been used for backfilling and partly disposed to authorized landfill site with permission from M.C.G.M. Quantity of the top soil to be preserved: For landscaping Disposal of the construction waste debris: Partial reuse of construction waste has been done in backfilling, internal roads, water proofing and remaining has been disposed to the authorized landfill site <p>Waste generation in the operation Phase: Dry waste (Kg/day): 193</p>												

	<p>Wet waste (Kg/day): 334 E - waste (Kg/month): 58 Hazardous waste (Kg/month): -- <u>Biomedical waste (Kg/month) (If applicable):</u> Not applicable STP Sludge (Dry sludge) (Kg/day): 22</p> <p>Mode of Disposal of waste: •Dry waste: Non recyclable: To M.C.G.M. Recyclable: To recyclers •Wet waste: Organic Waste Converters (OWC) •E - waste: Shall be stored separately and disposed of to the recyclers authorized by MPCB •Hazardous waste: -- •Biomedical waste (If applicable): <i>Not Applicable</i> •STP Sludge (Dry sludge): As manure</p> <p>Area requirement: Location(s) and total area provided for the storage and treatment of the solid waste Location: Ground</p> <p>Area:</p> <table border="1" data-bbox="646 1059 1426 1182"> <tr> <td>Residential</td> <td>57 Sq. mt.</td> </tr> <tr> <td>Commercial</td> <td>53 Sq. mt.</td> </tr> <tr> <td>E-waste</td> <td>10 Sq. mt.</td> </tr> </table> <p>Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 18.00 Lacs (Cost for treatment of biodegradable garbage in OWC) O & M cost: Rs. 3.08 Lacs/annum (Cost for treatment of biodegradable garbage in OWC)</p>	Residential	57 Sq. mt.	Commercial	53 Sq. mt.	E-waste	10 Sq. mt.
Residential	57 Sq. mt.						
Commercial	53 Sq. mt.						
E-waste	10 Sq. mt.						
Green Belt Development	<p>Total RG area: RG area other than green belt (Please specify for playground, etc.): Not Applicable</p> <p>RG area under green belt: RG on the ground (sq. m.): 2973.53 RG on the podium (sq. m.): Not Applicable Additional green cover area on podium (sq. m.): 4054.45</p> <p>Plantation: • Number and list of trees species to be planted in the ground RG: 283 nos.</p> <table border="1" data-bbox="635 1888 1272 1930"> <tr> <td>Botanical Name</td> <td>Common Name</td> </tr> </table>	Botanical Name	Common Name				
Botanical Name	Common Name						

<i>Cocus Nucifera</i>	Coconut Palm
<i>Azadiracta indica</i>	Neem
Manilkara zapota	Chikku
<i>Cassia fistula</i>	Bahava
<i>Delonix regia</i>	Flamboyant
<i>Psidium guajava</i>	Guava
<i>Annona squamosa</i>	Sitaphal
<i>Mangifera indica</i>	Mango
<i>Syzygium cumini</i>	Jamun
<i>Emblica officinalis</i>	Amla

- Number and list of trees species to be planted in the podium: 221 nos.

Botanical Name	Common Name
<i>Azadiracta indica</i>	Neem
<i>Bauhinia racemosa</i>	Apta
<i>Cassia fistula</i>	Bahava
<i>Delonix regia</i>	Flamboyant
<i>Erythrina indica</i>	Pangara
<i>Lagerstroemia flos-regineae</i>	Tamhan
<i>Plumeria Species</i>	Pink Frangipani
<i>Roystonea regia</i>	Royal Palm
<i>Dypsis lutescens</i>	Butterfly Palm

- Number and list of shrubs and bushes species to be planted in the podium RG: --

- Number and list of trees species to be planted around the border of nallah / stream / pond (*If any*): --

- Number, size, age and species of trees to be cut, trees to be transplanted: Nil

- NOC for the Tree cutting / transplantation/ compensatory plantation, if any: Received

Budgetary allocation (Capital cost and O&M cost)

Capital cost: Rs. 38.65 Lacs

O & M cost: Rs. 1.20 Lacs/annum

Energy

Power supply:

Details	Maximum demand	Connected load
Residential	4707 KW	9690 KW
Commercial	1109 KW	1574 KW

- Source: TATA Power Company Limited

	<ul style="list-style-type: none"> •Energy saving by non-conventional method: Energy savings measures: 80 – 100 KW Solar on grid systems to be installed for Residential 20 – 25 KW Solar on grid systems to be installed for Commercial Use of all LED Lights instead of Fluorescent Light fittings (36W) and copper ballasts Use of Group controls and Variable speed drives Use of BEE Certified Motors Use of Five star rated AC units and appliances for Residential Use of Energy efficient UPS System, etc. for Residential •Detail calculations & % of saving: Residential: 28 % Commercial: 27 % •Compliance of the ECBC guidelines: (Yes / No) (If yes Then submit compliance in tabular form): -- • Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 115 Lacs (Solar light) O & M cost: Rs. 1.15 Lacs/annum (Solar light) DG Set: • Number and capacity of the DG sets to be used: Residential: 3 D.G. Sets of capacity 500 kVA each Commercial: D.G. Set of capacity 500 kVA • Type of fuel used: Diesel 																		
Environmental Management plan Budgetary Allocation	<p>Construction phase (with Break-up):</p> <ul style="list-style-type: none"> •Capital cost •O & M cost (Please ensure manpower and other details) <p>Total cost incurred for EMP</p> <table border="1" data-bbox="651 1384 1461 1924"> <thead> <tr> <th data-bbox="651 1384 719 1518">Sr. No.</th> <th data-bbox="719 1384 911 1518">Component</th> <th data-bbox="911 1384 1257 1518">Description</th> <th data-bbox="1257 1384 1461 1518">Total Cost (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1518 719 1832" rowspan="3">1</td> <td data-bbox="719 1518 911 1832" rowspan="3">Air Environment</td> <td data-bbox="911 1518 1257 1570">Dust Suppression</td> <td data-bbox="1257 1518 1461 1570">1.80</td> </tr> <tr> <td data-bbox="911 1570 1082 1659">Air & Noise Quality Monitoring</td> <td data-bbox="1082 1570 1257 1659">On site sensors</td> <td data-bbox="1257 1570 1461 1659">10.00</td> </tr> <tr> <td data-bbox="911 1659 1082 1832"></td> <td data-bbox="1082 1659 1257 1832">By outside MOEF Approved Laboratory</td> <td data-bbox="1257 1659 1461 1832">0.22</td> </tr> <tr> <td data-bbox="651 1832 719 1924">2</td> <td data-bbox="719 1832 911 1924">Water Environment</td> <td data-bbox="911 1832 1257 1924">Drinking water analysis</td> <td data-bbox="1257 1832 1461 1924">0.18</td> </tr> </tbody> </table>	Sr. No.	Component	Description	Total Cost (Rs. In Lacs)	1	Air Environment	Dust Suppression	1.80	Air & Noise Quality Monitoring	On site sensors	10.00		By outside MOEF Approved Laboratory	0.22	2	Water Environment	Drinking water analysis	0.18
Sr. No.	Component	Description	Total Cost (Rs. In Lacs)																
1	Air Environment	Dust Suppression	1.80																
		Air & Noise Quality Monitoring	On site sensors	10.00															
			By outside MOEF Approved Laboratory	0.22															
2	Water Environment	Drinking water analysis	0.18																

3	Land Environment	Site Sanitation	5.00
4	Health & Hygiene	Disinfection at site	1.20
		Health Check up of workers	9.00
5	Cost towards Disaster management	--	32.10
Total Cost			59.50

Operation Phase (with Break-up)-

- Capital cost
- O & M cost (Please ensure manpower and other details)

Sr. No.	Component	Description	Capital cost Rs. In lacs.	Operational and Maintenance cost (Rs. in lacs/yr)	
1	Air Environment & Biological Environment	Cost for Gardening	38.65	1.20	
		Cost for Ambient air & Noise Monitoring	*No set up cost is involved	0.22	
		Cost for DG Stack Exhaust Monitoring	*No set up cost is involved	0.10	
		Air cleaning system	60.00	8.00	
2	Water Environment	Waste water treatment	Cost for sewage Treatment Plant	55.45	16.57
		Cost for On site sensors	18.00	1.00	
		Waste water Monitoring	By outside MOEF Approved Laboratory	*No set up cost is involved	0.05
		Water	Cost for RWH	28.00	1.40

		Conservation system (Rain Water Harvesting System)	Cost for treatment unit for rain water tank	3.00	0.01
			Rain Water Quality Monitoring	*No set up cost is involved	0.05
3	Land Environment (Solid Waste Management)	Cost for Treatment of biodegradable garbage in OWC	18.00	3.08	
		Cost for monitoring of OWC manure	*No set up cost is involved	0.16	
4	Energy Conservation	Solar system	115	1.15	
5	Cost towards Disaster management	--	1802.50	54.08	
Total Cost				2138.60	87.07
<p>*No set up cost is involved as monitoring shall be carried out by Private MoEF Approved Laboratory</p> <p>•Quantum and generation of Corpus fund and Commitment: Project proponent shall operate and maintain EMF for 5 years after giving possession and shall also generate corpus fund during 5 years for O & M of Rs. 435.35 lacs (i.e. 87.07 lacs x 5 years)</p> <p>•Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M of EMF.</p>					
Traffic Management		<p>Nos. of the junction to the main road & design of confluence: 2 nos. of entry & 3 nos. of exit</p> <p>Parking details:</p> <p>•Number and area of basement: Two basements- Commercial Building</p> <p>•Number and area of podia: Three podia -Residential Building</p> <p>•Total Parking area: Residential: 18,600.49 Sq. mt.</p>			

	<p>Commercial: 3,990.90 Sq. mt.</p> <p>•Area per car: Residential: 35 Sq. mt. Commercial: 29 Sq. mt.</p> <p>•2-Wheeler: 131 Nos.</p> <p>•4-Wheeler: 660 Nos.</p> <p>•Transport Vehicle: 4 Nos.</p> <p>•Public Transport: Not Applicable</p> <p>Width of all Internal roads (m): 6 m. - 10 m.</p>
CRZ/RRZ clearance obtain, if any	<p>Part portion of the plot is under CRZ II Recommendation received from MCZMA in 107th meeting</p>
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	<p>Aerial Distances of Eco-sensitive areas: Sanjay Gandhi National park: Approx. 5 km</p>

	Status of the approval	Name of the competent authority	Date of the issued letter
CFO NOC for the above said building structure(s)	Received	M.C.G.M.	Commercial:28/06/2011 Residential:20/01/2009
HRC NOC for the above said building structure(s) (If applicable)	Received For Residential building	M.C.G.M.	12/03/2009
NOC for the above said building structure(s) from the Aviation authority (If applicable)	Received	Airport Authority of India	10/02/2009
Consent for the water for the above said detail(s)	Received	M.C.G.M.	Residential: 07/08/2012 Commercial:26/12/2006
Consent for the drainage for the above said detail(s)	Received	M.C.G.M.	15/10/2013
Consent for the electric supply for the proposed demand	Received	TATA Power Company Limited	Lease Deed Agreement: 07/03/2012
Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	Not applicable	--	--
Court Order (If applicable)	Writ Petition (L) No. 2761 of 2014	Bombay High Court	03/12/2014
Other approvals (If any)	SWD Remarks	M.C.G.M.	02/01/2007
	NOC for HT Line	TATA Power Company Limited	10/08/2007

3. The proposal has been considered by SEIAA in its 101st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it

does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (ii) If applicable, to leave clear cut side margin of 6 m from the boundary of the plot and open space and non-paved RG area should be on ground as per the orders of Hon'ble Supreme Court (Civil Appeal No. 11150 of 2013 and SLP (Civil) No. 33402/2012) dated 17th December 2013.
- (iii) Fire lift to terminate at ground floor only instead of going to the basement PP shall also remove the toilets proposed in the basement.
- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (v) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (vi) 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.
- (vii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (viii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ix) "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.
- (x) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.

- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of

stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) 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.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.


General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
 - (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
 - (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
 - (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this

clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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


(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Johny Joseph, Chairman, IAS (Retd.). SEAC-II, office of the Lokayukta and New Up- Lokayukta, New Administrative Building, 1st floor, Madam Cama Road, Mumbai.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Mumbai.

7. Commissioner, Municipal Corporation of Greater of Mumbai (MCGM)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Mumbai
10. Select file (TC-3)

(EC uploaded on 28/06/2016)

Date: 18-02-2025

To,
Ministry of Environment, Forests & Climate Change,
Integrated Regional Offices,
Ground Floor, East Wing, New Secretariat Building,
Civil Lines, Nagpur - 440 001.
Maharashtra:

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed Windsore Grande Residence & Windsor Corporate Park' at plot CTS No 1A/1B/7A/1,2,3,4,1A/1B4/5/8 at village Goregaon, Goregaon (W), Mumbai, Maharashtra.'

Ref. No. : Environmental Clearance no. SEAC-2013/CR-139/TC-1; dated: 28/06/2016

Respected Sir / Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down in Environmental Clearance letter no. **SEAC-2013/CR-139/TC-1; dated: 28/06/2016** along with the necessary annexure.

This compliance report is submitted for the period from **April 2024 to September 2024.**

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

Thanking You,

Yours Sincerely,

For Windsor Realty Private Limited



(Authorized Signatory)

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

Copy to : **Regional Office, MPCB, Sion, Mumbai.**
: **Regional Office, CPCB, Pune.**
: **Department of Environment, Mantralaya, Mumbai.**

Date: 18-02-2025

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

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed Windsore Grande Residence & Windsor Corporate Park' at plot CTS No 1A/1B/7A/1,2,3,4,1A/1B4/5/8 at village Goregaon, Goregaon (W), Mumbai, Maharashtra.'

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For Windsor Realty Private. Limited



(Authorized Signatory)

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

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

Date: 18-02-2025

To,
The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
Department of Environment, Government of Maharashtra,
217, 2nd Floor, Mantralaya Annex Building, Madam Cama Road,
Mantralaya, Mumbai - 400 032. .
Maharashtra.

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed Windsore Grande Residence & Windsor Corporate Park' at plot CTS No 1A/1B/7A/1.2.3.4.1A/1B4/5/8 at village Goregaon, Goregaon (W), Mumbai, Maharashtra.'

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Thanking You,

Yours Sincerely,

For Windsor Realty Private. Limited



(Authorized Signatory)

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

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

Date: 18-02-2025

To,
**The Member Secretary, Regional Office,
Maharashtra Pollution Control Board,
Kalpataru Point, 1st floor, In front of Cine Planate Theater,
Sion Circle, Shiv (East), Mumbai - 400 022.
Maharashtra.**

Sub : Submission of six-monthly compliance status report as per terms & conditions stipulated in Environmental Clearance letter for the proposed Windsor Grande Residence & Windsor Corporate Park' at plot CTS No 1A/1B/7A/1,2,3,4,1A/1B4/5/8 at village Goregaon, Goregaon (W), Mumbai, Maharashtra.'

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Yours Sincerely,

For Windsor Realty Private. Limited



(Authorized Signatory)

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

Copy to : Regional Office, MOEF & CC, Nagpur.
: Regional Office, CPCB, Pune.
: Department of Environment, Mantralaya, Mumbai.

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: PART A :

Current Status of Work

Current Status of Construction	:	The total constructed area on site as of September 2024 is ❖ Residential Building- 1 Building of 4 Wings Stilt + 1st to 3rd Level Podium + 3 Voids + 1st to 28th Floor ❖ Commercial Building - 1 Building of 2 Basements + Ground + 1st to 7th Floor Construction Completed on site	
a.	Date of commencement (Actual and/or planned)	:	March 2006 (Actual)
b.	Date of completion (Actual and/or planned)	:	December 2019

PART: B

Compliance status of conditions stipulated in Environmental clearance letter for the proposed 'Windsor Grande Residence & Windsor Corporate Park' at plot CTS No. 1.A/1/B/7A/1,2,3,4,1A/1/B4/5/8 at village Goregaon, Goregaon (W), Mumbai Maharashtra granted by SEIAA, Govt. of Maharashtra vide letter no. SEAC-2013/CR-139/TC-1, dated: 28-06-2016 are as follows:

Sr. No.	Condition	Status
GENERAL CONDITIONS FOR PRE-CONSTRUCTION PHASE		
i.	This Environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulation, Notifications, Government Resolutions, Circulars etc. issued if any. Judgments/ Orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plan appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	<ul style="list-style-type: none"> ❖ Obtained Environmental Clearance received from SEIAA vide letter no SEAC-2013/CR-139/TC-1 dated 28th June 2016 ❖ Please refer annexure 1 for Environmental Clearance ❖ MCGM issued IOD dated 9th November 2011 for Residential, commercial building, club house ❖ Please refer annexure 2 for IOD ❖ Received Commencement Certificate from BMC for Residential, commercial building, club house ❖ Please refer annexure 3 for Commencement Certificate
ii.	If applicable, to leave clear cut side margin of 6 m from the boundary of the plot and open space and non-paved RG area should be on ground as per the orders of Hon'ble Supreme Court (Civil Appeal No. 11150 of 2013 and SLP (Civil) No. 33402/2012 dated 17 th December 2013.	❖ Noted.
iii.	Fire Lift to terminate at ground floor only instead of going to the basement PP shall also remove the toilets proposed in the basement.	<ul style="list-style-type: none"> ❖ Obtained CFO NOC from MCGM for Commercial building dated 28.06.2011 & for residential building dated 20.01.2009 ❖ Please refer annexure 4 for CFO NOC
iv.	E-waste shall be disposed through Authorized vender as per E-waste (Management & Handling) Rules, 2011.	❖ Noted.
v.	Occupation certificate shall be issued to the project by Local planning Authority only after ensuring availability of drinking water and connectivity of the sewer lines to the projects site.	<ul style="list-style-type: none"> ❖ MCGM issued Occupation certificate for residential building dated 27th February 2017 ❖ Please refer to Annexure- 05 for Occupation certificate.
vi.	This environmental clearance is issued subject to obtaining NOC form Forestry & Wild Life angle	❖ NOC from Wild Life Board is Not Applicable as per final Notification reg.

Sr. No.	Condition	Status
	including clearance from the standing committee of the National Board for Wild life as if application & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	ESZ of SGNP published by MOEF & CC u/no. S.O.3645 (E) dated 05/12/2016 as our project site is not affected by the ESZ belt
vii.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	❖ Agreed to comply with
viii.	The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body and it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	<ul style="list-style-type: none"> ❖ MCGM issued HRC NOC dated 12.03.2009. Height of the building will be as per the approved building plan. ❖ Please refer Annexure-06 for HRC NOC ❖ Layout Plan is attached as Annexure-07 ❖ Project site is in residential zone as per DP remarks. ❖ DP Remarks are attached as Annexure 08.
ix.	“Consent for Establishment “shall be obtained from MPCB under the Air and Water Act and a copy of the same shall be submitted to the Environment Department before start of any construction work at the site.	<ul style="list-style-type: none"> ❖ MPCB granted consent to operate vide letter no. Format 1.0/BO/RO-CAC-cell/EIC-Mu-5496 14/O(part)/ CAC-6645 ❖ Please refer Annexure – 09 for Consent To Operate.
x.	All required Sanitary & Hygienic Measures are in Place before starting Construction activities and to be maintained throughout the Construction phase.	<ul style="list-style-type: none"> ❖ Construction work completed on site ❖ There is no hutment present at site. ❖ Drinking water, toilets, periodical medical checkup facilities were provided.
GENERAL CONDITIONS FOR CONSTRUCTION PHASE		
i.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche, and first aid room etc.	<ul style="list-style-type: none"> ❖ Construction work completed on site ❖ There is no hutment present at site. ❖ All other necessary facility first aid and periodic health checkup facility also has been provided to all the concerned people working on the site during construction phase.
ii.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	<ul style="list-style-type: none"> ❖ Adequate RO treated drinking water and supply of tanker water for domestic purpose was provided. ❖ Construction work completed on site ❖ There is no hutment present at site. ❖ Solid waste handed over to Municipality.

Sr. No.	Condition	Status
iii.	The solid waste generated should be properly collected & segregated. Dry/inert solid waste should be disposed off for land filling after recovering recyclable material.	❖ OWC for treatment of 334 Kg/Day wet garbage provided operation phase.
iv.	Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	❖ Excavated material partly reused for backfilling and remaining debris is disposed of by covered trucks to the authorized sites with the permission of M.C.G.M.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	❖ Storm water collection through the storm water drains of adequate capacity is discharged into the municipal SWD.
i.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	❖ Top soil is used in landscape development.
	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.	❖ Excavated soil is used for leveling.
	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	❖ Total 283 nos. of various varieties of trees planted in RG area of 4,054.45 sq. m.
	Soil & 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. There is no any source of ground water on project site. Hence, no threat of contamination to sub-soil & ground water. ❖ Soil is tested and the Monitoring report for soil is attached as Annexure – 10 .
	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such materials must be secured so that they should not leach in to the ground water.	❖ There is no bituminous waste. All precautions are taken to prevent contamination of water sources. The construction process does not involve storage of hazardous material to be consumed in building construction works.
	Any hazardous waste generated during construction phase should be disposed off as per	❖ No hazardous waste generation as per the consent granted by MPCB

Sr. No.	Condition	Status
	applicable rules & norms with necessary approvals of the Maharashtra Pollution Control Board	
	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should be confirm to Environments (Protection) Rules prescribed for air and noise emission standards.	❖ DG sets were not used in construction phase. They are proposed to use in emergency case in operation phase.
	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	❖ DG sets were not used in construction phase.
	Vehicles hired for bringing construction material to site should be in good condition and should have valid "pollution under check" (PUC) certificate and should conform to applicable air and noise emission standards and should be operated only during non peak hours.	❖ Vehicles hired for bringing construction material to site had valid pollution check certificates and conform to applicable air and noise emission standards and are operated only during non-peak hours.
	Ambient noise level should conform to residential standards both during day and night. Incremental pollution load 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 the CPCB/MPCB.	<ul style="list-style-type: none"> ❖ During construction adequate measures were taken to maintain ambient air and noise quality within the prescribed limits. ❖ Ambient air and noise level monitoring is being carried out during the construction phase. ❖ Please refer Annexure-10 for Monitoring reports.
	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations.)	❖ Pozzalona Portland cement was used which already contains fly.
	Ready mixed concrete must be used in building construction.	❖ Ready mixed concrete used on site.
	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per the national building Code including measures from lighting.	<ul style="list-style-type: none"> ❖ Please refer annexure 11 for Structural Stability certificate ❖ Obtained CFO NOC from BMC
	Storm water control and its reuse as per CGWB and BIS standards for various applications.	❖ Agreed to comply with
	Water demand during construction should be reduced by using pre-mixed concrete, curing agents and best practices referred.	❖ Ready mixed concrete along with fly ash is being used.
	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	❖ No Source of ground water on project site.

Sr. No.	Condition	Status
	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 Ministry before the project is commissioned for operation, Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the MPCB. Necessary measures should be made to mitigate the odour problem from STP.	<ul style="list-style-type: none"> ❖ STP capacity 135 KLD for Residential & 50 KLD for Commercial provided to treat sewage generation ❖ Treated sewage reused for flushing and gardening.
	Permission to draw ground water should be obtained from competent authority prior to construction/operation of project.	❖ No extraction of ground water for construction purpose and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	❖ Dual plumbing system provided
	Fixtures for showers, toilet flushing and drinking should be done by use of low flow either by use of aerators or pressure reducing devices or sensor based control.	❖ Water saving practices like dual flush cisterns, low flow plumbing fixtures and flow control devices provided
	Use of glass may be reduced to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	❖ Single glazing glass panels used for all vertical fenestration.
	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	❖ Noted
	Energy conservation measures like installation of CFLs/TFLs for lightning the area outside the building should be integral part of the project design and should be in place before commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project	<ul style="list-style-type: none"> ❖ Day mode/evening modes and night mode for lighting control. ❖ Use of electronic ballast. ❖ Use of CFL Staircase Lights- Providing LED Lamps instead of fluorescent lamps. ❖ Providing LED lamps instead of HPSv/Metal halide lamps for landscape area lighting. ❖ Use of Energy efficient equipments like low loss transformers & Switchgears.

Sr. No.	Condition	Status
	proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.	❖ Occupancy sensor to be used in staircase mid landing & apartment level, lobby.
	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of "Enclosed type" and conform to rules made under Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.	<ul style="list-style-type: none"> ❖ CPCB approved enclosed type D.G. sets with proper stack height will only be used in case of power failure. ❖ 3 nos. of DG sets of capacity 500 kVA each for Residential, & 1 nos. of DG sets of capacity 500 kVA each for Commercial building provided.
	Noise should be controlled to ensure that the noise levels do 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	<ul style="list-style-type: none"> ❖ RG area development has been carried out to mitigate noise pollution and to maintain noise levels within permissible standards. ❖ Please Refer Annexure-10 for Noise Monitoring Report
	Traffic congestion near the entry and exit points from the roads adjoining the proposed site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> ❖ Public road and public areas are not being used for project activity purpose and are free for smooth traffic movement. ❖ Adequate parking facilities provided within the project complex. ❖ Parking area of 18,600.49 sq. mt. for residential & 3,990.90 sq. mt for commercial provided.
	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non air-conditioned spaces by use of appropriate thermal insulation to fulfill requirement.	❖ Agreed to comply with
	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	❖ Agreed to comply with
	Regular supervision of above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	❖ Regular supervision is being done during construction.
	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction	❖ Obtained Environmental Clearance from SEIAA, Maharashtra before starting the construction of project.

Sr. No.	Condition	Status
	has been started without obtaining environmental clearance.	Please refer Annexure – 01 for Environmental clearance (EC) copy.
	Six monthly monitoring reports should be submitted to the Department and MPCB.	❖ Six monthly monitoring reports are being submitted.
GENERAL CONDITIONS FOR POST-CONSTRUCTION PHASE		
	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained	<ul style="list-style-type: none"> ❖ STP capacity 135 KLD for Residential & 50 KLD for Commercial provided to treat sewage generation ❖ OWC for treatment of 334 Kg/Day biodegradable garbage will be provided during operation phase. ❖ 193 Kg/Day non-biodegradable garbage has been sorted into recycled and non-recycled garbage and handed over to M.C.G.M(Municipal Corporation Greater Mumbai). ❖ RG area developed over an area of 4054.45 sq. m. ❖ MCGM issued Occupation certificate for residential building dated 27th February 2017
	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	❖ OWC for treatment of 334 Kg/Day wet garbage provided during operation phase.
	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc, with due permission of MPCB.	<ul style="list-style-type: none"> ❖ MPCB granted consent to operate vide letter no. Format 1.0/BO/RO-CAC-cell/EIC-Mu-5496 14/O(part)/ CAC-6645 ❖ MCGM issued Occupation certificate for residential building dated 27th February 2017
	A complete set of all documents submitted to the Department shall be forwarded to the MPCB.	❖ WE have submitted complete set of all documents to MPCB
	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	❖ Noted.
	A separate environmental Management Cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	❖ Noted.
	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	<ul style="list-style-type: none"> ❖ Construction: ❖ Rs. 59.50 Lakhs have been allocated for the entire construction period. ❖ Operation:

Sr. No.	Condition	Status
	cost. The funds earmarked for the environmental protection measures shall not be diverted for any other purposes and year-wise expenditure should reported to the MPCB & this Department.	<ul style="list-style-type: none"> ❖ Capital cost 2138.60 lakhs ❖ Recurring 87.07 Lakhs per annum
	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 the clearance letter are available with the MPCB and may also be seen at Website at http://ec.maharashtra.gov.in	❖ Noted
	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions in hard & soft copies to the MPCB & this Department, on 1 st June & 1 st December of each calendar year	❖ Six monthly monitoring reports are being submitted.
	A copy of 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.
	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 sectorial 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.	❖ Agreed to comply with.
	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,	<p>Six monthly compliance reports submitted to;</p> <ul style="list-style-type: none"> ❖ RO, MPCB, Sion, Mumbai. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.

Sr. No.	Condition	Status
	the respective Zonal office of CPCB and the SPCB.	❖ RO, CPCB, Pune.
	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) 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.	❖ Environmental Statement (Form-V) will be submitted on MPCB web portal for the FY 2023-24.
	The environmental clearance is being issued without prejudice to the action initiated under EP act or any 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 any immunity to the project proponent in the case filed against him, if any or action initiated under EP act.	❖ Noted.
	In case of submission of falls document and non compliance of stipulated conditions, authority/ environment department will revoke or suspend the environmental clearance without any intimation and initiate appropriate legal action under environmental protection act 1986.	❖ Noted.
	The environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	❖ Agreed to comply with.
	Validity of environmental clearance: the environmental clearance accorded shall be valid for a period of 5 years.	❖ Noted.
	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to asses the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any	❖ Agreed to comply with.
	The above stipulations would be enforced among	❖ Agreed to comply with.

Sr. No.	Condition	Status
	<p>others under the provisions of 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.</p>	
	<p>Any appeal against this environmental clearance shall lie with the national Environmental Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the Nation Environmental Appellate Act, 1997.</p>	❖ Noted

Compliance as per
Monitoring the Implementation of Environmental Safeguards
Ministry of Environment & Forests
Regional Office (W), Nagpur.
Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Infrastructure Project
2.	Name of the project	:	“Windsor Grande Residence & Windsor Corporate Park’
3.	Clearance letter (s) / OM No. and Date	:	SEAC-2013/CR-139/TC-1, Dated: 28 th June,2016
4.	Location		
	a. District (S)	:	Mumbai
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude : 18 ^o 59’16.76” N Longitude: 72 ^o 49’ 53. 65” E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	
	b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	
6.	Salient features		
	a. Of the project	:	Residential- 1 Building of 4 Wings: Stilt +1 st to 3 rd level podium + 3 rd floor voids + 1 st to 28 th upper floor Commercial- 1 Building: 2 Basements + Ground (pt) + Stilt (pt) + 1 st to 7 th upper floor Club House- Ground + 1 floor (above 3 rd podium)
	b. Of the Env. management plans	:	During Construction Phase- Rs. 59.50 lakhs have been allocated for the entire construction period. During Operational Phase- Capital Cost- Rs.2138.60 O & M Cost Rs- 87.07
7.	Breakup of the project area		
	a. submergence area forest & non-forest	:	Project site is not a forest area
	b. Others	:	➤ FSI area (sq. m.): 46,312.04 ➤ Non FSI (sq. m.): 55,730.35 ➤ Total BUA area (sq. m.): 1,01,880.35

Windsor_Grande_Residence_&_Windsor_Corporate_Park’

8.	Break up 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, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Project Cost : Rs. 986.36Crores
	b. Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	During Construction Phase- Rs. 59.50 lakhs have been allocated for the entire construction period. During Operational Phase- Capital Cost- Rs.2138.60 O & M Cost Rs- 87.07
	c. Benefit cost ratio/Internal rate of Return and the year of assessment	:	--
	d. Whether (c) includes the Cost of environmental management as shown in the above.	:	--
	e. Actual expenditure incurred on the project so far.	:	Rs. 986.36 Cr.
	f. Actual expenditure incurred on the environmental management plans so far	:	Rs. 415 Lac
10.	Forest land requirement		
	a. The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b. The status of clearing felling	:	Not Applicable.
	c. The status of compensatory afforestation, if any	:	Not Applicable.
	d. Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable.
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information	:	Nil
12.	Status of construction	:	The total constructed area on site as of

			September 2024 is
			❖ Residential Building- 1 Building of 4 Wings Stilt + 1st to 3rd Level Podium + 3 Voids + 1st to 28th Floor
			❖ Commercial Building - 1 Building of 2 Basements + Ground + 1st to 7th Floor Construction Completed on site
	a.	Date of commencement (Actual and/or planned)	March 2006 (Actual)
	b.	Date of completion (Actual and/of planned)	December 2019
13.		Reasons for the delay if the Project is yet to start	:
14		Dates of site visits	:
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:
	b.	Date of site visit for this monitoring report	:
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.)	: --

