

Date: 20.12.2025

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 reports as per terms & conditions Stipulated in Environmental Clearance letter for the proposed 'Residential and Commercial development project', at Village: Balkum, Dhokali & Kolshet, Tal. & Dist. Thane, Maharashtra.'

Ref. No. : Environment Clearance no. SIA/MH/INFRA2/451848/2023; dated: 08/02/2024.

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 in its Environmental Clearance letter no. **SIA/MH/INFRA2/451848/2023; dated: 08/02/2024** along with the necessary annexure.

This compliance report is submitted for the period from **April 2025 - September 2025**.

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

Thanking You,

With warm regards,

For, **M/s. Lodha Developers Ltd. (Formerly known as M/s. Macrotech Developers Ltd.)**



Authorized Signatory

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

Copy to Regional Office, MPCB, Thane.
Regional Office, CPCB, Pune.
Department of Environment, Mantralaya, Mumbai.

Date: 20.12.2025

To,
Regional Officer and Sub-Regional Officer, MPCB, Thane-I
Maharashtra Pollution Control Board,
Plot no. P/30, 5th floor, Office Complex,
Mulund Check Naka, Thane (West), Thane. Maharashtra.

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Department of Environment, Mantralaya, Mumbai.

Date: 20.12.2025

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

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Regional Office, MPCB, Thane.
Regional Office, CPCB, Pune.

Date: 20.12.2025

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.

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Part B: Point-wise compliance status.
Datasheet & Annexures.

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

: Part A :

Current Status of Work

Status of construction work	:	Total construction work completed on site as of September 2025 is 9,87243.91 Sq. Meter.
Date of commencement (Actual and/or planned)	:	May 2015 (Actual)
Date of completion (Actual and/or planned)	:	December 2026 (Planned)

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

Monitoring Report

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.
2.	Name of the project	:	Proposed Residential cum Commercial development at village Balkum, Dhokali and Kolshet of Thane (W)
3.	Clearance letter (s) / OM No. and date	:	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide EC no. F. No. 21-65/2014-IA.III dated. 15.04.2015. Amendment In EC SEIAA-EC-0000000343 dated.15.06.2018 further Amendment In EC SIA/MH/INFRA2/451848/2023 dated. 08.02.2024
4.	Location		
	a. District (s)	:	Thane
	b. State (s)	:	Maharashtra.
	c. Latitude/ Longitude	:	Latitude 19 ⁰ 14'3.94"N Longitude 72 ⁰ 59'16.56"E
5.	Address for correspondence		
	a. Address of Concerned Project Manager (With pin code & Telephone / telex / fax numbers)	:	Mr. Debesh Kumar Panda Lodha Clariant, Kolshet Rd, Thane- 400607
	b. Address of Project Engineer (with pin code/ Fax numbers)	:	
6.	Salient features		
	a. of the project	:	Total flats: 11019, Shops & Offices Details mentioned in EC
	b. of the environmental management plans	:	❖ Separate funds have been allocated for Implementation of Environmental Protection Measures; (Including costing towards disaster management) During construction phase; ❖ Rs. 925 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 5046.88 Lakhs &

			❖ O & M: Rs. 167.77 Lakhs per Annum.
7.	Breakup of the project area		
a.	Submergence area forest & non-forest.	:	Not Applicable.
b.	Others	:	FSI Area: 8,27,426.45 Sq. mt Non FSI Area: 4,96,245.66 Sq. mt Total BUA Area: 13,23,672.11 Sq. mt
8.	Breakup of the project affected Population with enumeration of that losing houses/dwelling unit's Only agricultural land only, Dwelling units & agricultural Land & landless laborer's/artisan.		
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 cost of the project: Rs.2439 Cr.
b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Separate funds have been allocated for Implementation of Environmental Protection Measures; (Including costing towards disaster management) During construction phase; ❖ Rs. 925 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 5046.88 Lakhs & ❖ O & M: Rs. 167.77 Lakhs per Annum.
c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	--
d.	Whether (c) includes the cost of environmental management as shown in the above	:	--
e.	Actual expenditure incurred on the project so far	:	--
f.	Actual expenditure incurred on the Environmental Management plans so far.	:	--

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		: Total construction work completed on site as of September 2025 is 9,87243.91 Sq. Meter.
	a.	Date of commencement (Actual and/or planned)	: May 2015 (Actual)
	b.	Date of completion (Actual and/of planned)	: December 2026 (Planned)
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.)		: --

: PART B :

Compliance status of conditions stipulated in Environmental clearance letter for Proposed Residential and Commercial Project at Balkum, Dhokali & Kolshet, Taluka & District - Thane, State – Maharashtra granted by SEIAA, Govt. of Maharashtra vide EC no. Environmental Clearance letter F. No. 21-65/2014-IA.III dated. 15.04.2015. Amendment In EC SEIAA-EC-0000000343 dated.15.06.2018 further Amendment In EC SIA/MH/INFRA2/451848/2023 dated. 08.02.2024 are as follows;

Sl. No.	Stipulated Clearance Conditions	Compliance Status
SPECIFIC CONDITIONS:		
PART A: SEAC CONDITION:		
i	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 showing all required RG area on mother earth as per Hon'ble Supreme Court order.	❖ Received Amended Approval no. TMC/TD-DP/TPS/4442/23 dated 14.07.2023 from Thane Municipal Corporation (T.M.C.)
ii	PP to obtain following NOCs & remarks as per amended planning: a) Water supply NOC for building C, D, H, Tower 1-6 of Plot A & W 47 to W 49 of Plot C; b) Sewer connection; c) SWD NOC; d) CFO NOC for building C, D, H, Tower 1-6 of Plot A & W 43 to W 44, W 47 to W 49 of Plot C; e) Revised Tree NOC for Plot A & a)C; d) Revalidated Nalla remarks.	❖ PP has obtained all the above mentioned NOC
iii	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as	❖ PP Noted the Condition

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	per the Hon'ble Supreme Court order regarding RG area.	
iv	PP to submit Architect certificate mentioning that there is no variance in the FSI & Non-FSI of construction completed buildings as compared to FSI & Non-FSI of buildings mentioned in EC.	❖ Complied. Architect Certificate mentioning that there is no variance in the FSI & Non FSI of construction completed as compared to EC is submitted during the meeting
v	PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.	❖ Received Certified Compliance Report (CCR) of earlier EC from Regional Office, MoEF&CC, Nagpur is obtained vide letter dated 05.12.2023.
vi	PP to obtain certificate from Thane Municipal Corporation (TMC) of compensatory tree plantation done.	❖ PP has obtained Three NOC from Thane Municipal Corporation
vii	PP to submit plan for use of excess treated water after completion of the project as 1527 KLD excess treated water in proposed ongoing construction activity; PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.	❖ The Active Treated Water 881 KLD shall be given to tanker water supplier agency named as M/s. Vijay Enterprises for use of treated sewage in nearby construction activities. ❖ The has also submitted undertaking regarding the same
viii	PP to submit building wise 2-wheeler & 4-wheeler (required& provided) parking statement.	❖ PP has Submitted Building wise Parking Statement
PART B: SEIAA CONDITION		
1.	PP has provided mandatory RG area of 65,610.46 m ² on mother earth without any construction. Local planning authority to ensure the compliance of the same.	❖ Agree to Comply
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Agreed to comply

Sl. No.	Stipulated Clearance Conditions	Compliance Status
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	❖ Agreed to comply
4.	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
5.	SEIAA after deliberation decided to grant EC for-FSI-7,36,507.09 m2, Non FSI-2,58,210.12 m2, total BUA-9,94,717.21m2. (Plan approval No- TMC/TD-TP/TPS/4442/23, dated- 14.07.2023)	❖ Noted
GENERAL CONDITION		
A	Construction Phase:	
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	<p>During Pre-Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (511786 Cum); 165070 Cum has been reused on site for backfilling and road leveling and remaining and 346716 Cum has been disposed to authorized landfill site with prior permission of TMC <p>During Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (146937 Cum); 43169Cum has been reused on site for backfilling and road leveling and remaining and 103768 Cum has been disposed to authorized landfill site with prior permission of TMC ❖ Construction waste- Partly shall be reuse on site and remaining shall be disposes to the authorized land fill site.
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	<p>During Pre-Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (511786 Cum); 165070 Cum has been reused on site for backfilling and road leveling and remaining and 346716 Cum has been disposed to authorized landfill site with prior permission of TMC. <p>During Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (146937 Cum); 43169Cum has been reused on site for backfilling and road leveling and remaining and 103768 Cum has been disposed to authorized landfill site with prior

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		permission of TMC ❖ Construction waste- Partly shall be reuse on site and remaining shall be disposes to the authorized land fill site.
iii.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	❖ No generation of hazardous waste during construction.
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.	❖ Temporary accommodation have been provided for residential workers & non-residential workers are working on site. ❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose, toilets, & bathrooms have been provided at the labour camp, First Aid and periodical medical checkup facilities have been provided. ❖ Proper housekeeping & regular pest control have been carried out. ❖ Municipal solid waste generated at the labour camp has been handed over to local body on daily basis.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	❖ Separate internal drains provided for storm water. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ Provision of 6 STPs of total capacity 1928 KL & 1 STP of capacity 5100 KL for the treatment of waste water. ❖ For completed building 4.3 MLD and 600 KLD Capacity of the STP is provided on site. Temporary STP of 200 KLD is commissioned. ❖ Treated sewage will be re-used for flushing and gardening. ❖ Total 29 nos of rainwater harvesting tanks of total capacity 2779 m ³ approx 40 charging pits have been completed as per RWH consultant
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	❖ Ready Mixed Concrete and curing agents is being used in building construction.
vii.	The ground water level and its quality should be monitored regularly in consultation with	❖ Noted. ❖ Please refer Annexure – 4 for Environmental Monitoring Reports.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	❖ Noted.
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.	❖ Low flow fixtures provided for the showers and toilet flushing.
x.	The Energy Conservation Building code shall be strictly adhered to.	❖ Agreed to comply with.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	<p>During Pre-Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (511786 Cum); 165070 Cum has been reused on site for backfilling and road leveling and remaining and 346716 Cum has been disposed to authorized landfill site with prior permission of TMC <p>During Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (146937 Cum); 43169Cum has been reused on site for backfilling and road leveling and remaining and 103768 Cum has been disposed to authorized landfill site with prior permission of TMC ❖ Construction waste- Partly shall be reuse on site and remaining shall be disposes to the authorized land fill 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.	<p>During Pre-construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (511786 Cum); 165070 Cum has been reused on site for backfilling and road leveling and remaining and 346716 Cum has been disposed to authorized landfill site with prior permission of TMC <p>During Construction Phase;</p> <ul style="list-style-type: none"> ❖ Excavation material (146937 Cum); 43169Cum has been reused on site for backfilling and road leveling and remaining and 103768 Cum has been disposed to authorized landfill site with prior permission of TMC ❖ Construction waste- Partly shall be reuse on site

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		and remaining shall be disposed to the authorized land fill 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.	<ul style="list-style-type: none"> ❖ Noted. ❖ Please refer Annexure – 4 for Environmental Monitoring Reports.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xv.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air & noise standards.	❖ 8 nos. of DG set capacity of 750 KVA for AMARA & 1 no of DG set capacity 600 KVA, 320 KVA & 4 nos. of 750 KVA for sterling used during Operation phase
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	<ul style="list-style-type: none"> ❖ Vehicles with valid PUC are allowed during construction to enter the site. ❖ Vehicles are operated only during non-peak hours.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<ul style="list-style-type: none"> ❖ Provision of RG area of 65,160 Sq. meters with plantation of 5520 nos of new trees of various varieties which will act noise buffer with proposed Miyawaki plantation . ❖ Ambient air and Noise level monitoring is being carried out. ❖ Please refer Annexure – 4 for Environmental Monitoring Reports.
xviii.	Diesel power generating sets proposed as source of backup	❖ 8 nos. of DG set capacity of 750 KVA for AMARA & 1 no of DG set capacity 600 KVA,

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	320 KVA & 4 nos. of 750 KVA for sterling used during Operation phase
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	❖ Regular supervision of the above measures is being monitored by EHS offices
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.	<ul style="list-style-type: none"> ❖ Provision of adequate space for solid waste management. ❖ Proper segregation on site to biodegradable and non-biodegradable waste. ❖ Non-Biodegradable (14891 kg/day): Disposal through Authorized recyclers. ❖ Biodegradable waste (9927 kg/day) Shall be treated by composting in Organic Waste Converters (OWCs) ❖ Domestic hazardous wastes: Shall be stored separately and disposed to authorized waste pickers or waste collectors as per the direction or notification by the local authorities from time to time. ❖ End product from OWC and sludge generated from STP shall be used as manure on site.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	❖ E-waste: Though generation of E- waste is from both residential and commercial building but it is difficult to quantify E-waste from residential building. Hence quantification of E-waste generation from residential building is not possible

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		<p>at this stage.</p> <ul style="list-style-type: none"> ❖ For residential building it is recommended that E-waste may be stored separately at a common designated location and should be disposed through authorized recyclers as per E-waste (Management) Rules, 2016 and as amended in 2018. ❖ For commercial building E-waste (26 kg/month) will be stored separately at a common designated location and shall be disposed through authorized recyclers as per E-waste (Management) Rules, 2016 and as amended in 2018.
iii.	<p>a) The installation of Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the Odour problem from SIP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</p>	<ul style="list-style-type: none"> ❖ Provision of 6 STPs of total capacity 1928 KL & 1 STP of capacity 5100 KL for the treatment of waste water ❖ For completed building 4.3 MLD and 600 KLD Capacity of the STP is provided on site. Temporary STP of 200 KLD is commissioned. ❖ Treated sewage will be re-used for flushing and gardening.
iv.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be</p>	<ul style="list-style-type: none"> ❖ Provision of 6 STPs of total capacity 1928 KL & 1 STP of capacity 5100 KL for the treatment of waste water. ❖ For completed building 4.3 MLD and 600 KLD Capacity of the STP is provided on site. Temporary STP of 200 KLD is commissioned. ❖ STP and OWC are provided on site for completed buildings. ❖ Treated sewage will be re-used for flushing and gardening.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	given unless all above said environmental infrastructure is installed and made functional including water requirement.	<ul style="list-style-type: none"> ❖ Proper segregation on site to biodegradable and non-biodegradable waste. ❖ Non-Biodegradable (14981 kg/day): Disposal through Authorized recyclers. ❖ Biodegradable waste (9927 kg/day) Shall be treated by composting in Organic Waste Converters (OWCs) ❖ Domestic hazardous wastes: Shall be stored separately and disposed to authorized waste pickers or waste collectors as per the direction or notification by the local authorities from time to time. ❖ End product from OWC and sludge generated from STP shall be used as manure on site. ❖ Provision of RG area of 65,160 Sq. meters with plantation of 5520 nos of new trees of various varieties which will act noise buffer with proposed Miyawaki plantation.
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.	<ul style="list-style-type: none"> ❖ Noted
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.	<ul style="list-style-type: none"> ❖ Provision of traffic control measures to regulate the flow of traffic. ❖ Provision of adequate traffic signs and signages to notify residents ❖ Provision of safety mirrors to aid visibility in conflict points. ❖ No parking near the Entry and Exit Gate ❖ Provision of speed humps to regulate speed of vehicles. ❖ Provision of pedestrian crossings to cater to the walking population. ❖ Assign traffic wardens to regulate flow of project traffic during peak hours.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	<ul style="list-style-type: none"> ❖ 25% of total parking will be equipped with electric charging facility.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of	<ul style="list-style-type: none"> ❖ Provision of RG area of 65610.46 Sq. meters with plantation of 5520 nos of new trees of various varieties which will act noise buffer with proposed

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	plant species and in consultation with the local DFO/ Agriculture Dept.	Miyawaki plantation
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<ul style="list-style-type: none"> ❖ A separate environment management cell has been established under EHS Officer. ❖ Environmental quality is being monitored through external MoEF & CC approved laboratory.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	<ul style="list-style-type: none"> ❖ Separate funds have been allocated for Implementation of Environmental Protection Measures; (Including costing towards disaster management) During construction phase; ❖ Rs. 925 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs. 5046.88 Lakhs & ❖ O & M: Rs. 167.77 Lakhs per Annum.
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	<ul style="list-style-type: none"> ❖ After getting Environmental clearance from SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/INFRA2/451848/2023, dated: 08/02/2024; we have published public notice in two newspapers 1) Free press Journal English & 2) Nav shakti, Marathi. ❖ Please refer Annexure – 3 for Advertisement copy.
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.	<ul style="list-style-type: none"> ❖ Environmental Clearance copy submitted to The Collector, Mumbai Suburban and Municipal Commissioner, TMC.
xiii.	The proponent shall upload the status of compliance of the	<ul style="list-style-type: none"> ❖ Agree to comply

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	<p>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.</p>	
C	General EC Condition:	
i.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	❖ Noted.
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.	<ul style="list-style-type: none"> ❖ Consent for establish was obtained from the Maharashtra Pollution Control Board vide letter no. 1. Format1.0/BO/CAC-cell/EIC-TN-PN-5792-15/E/CAC-5790 dated 16.05.2015 ❖ Further revalidation of Consent to establish recived vide letter no. Format1.0//UAN No.0000122654/CE/2207001701 dated 31-07-2022. ❖ Please refer Annexure – 2 for Consent to establish. ❖ Obtained the Consent to Operate vide letter No. 3. Format1.0/CAC-CELL/UAN No.0000130631/CO/2212000277 dated 05.12.2022 ❖ Format1.0/CAC-CELL/UAN No.0000159172/CO/2303001799 dated 24.03.2023. ❖ Format1.0/CAC-CELL/UAN No.0000179919/CO/2311000368 dated 11.01.2024. ❖ Format1.0/CAC-CELL/UAN No.0000176276/CO/2401002163 dated 19.01.2024. ❖ Format1.0/CAC-cell/UAN No. 0000075344/CO-1911001901 dated 26.112019.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
		❖ Format1.0/CAC-CELL/UAN No.0000168603/CR/2307000594 dated 11.07.2023.
iii.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/INFRA2/451848/2023; dated: 08/02/2024 ❖ Please refer Annexure – 1 for Environment 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.	❖ We submit six monthly compliance reports to; ❖ RO, MPCB, Thane ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environmental Department, Mantralaya.
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.	❖ Environment Statement (Form-V) will be submitted for next FY i.e. for 2024-25.
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	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	❖ Noted.
6.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	❖ Noted.
7.	In case of submission of false document and non-compliance of	❖ Noted.

Sl. No.	Stipulated Clearance Conditions	Compliance Status
	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.	
8.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.	❖ Noted.
8.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

F.No. 21-65/2014-IA.III
Government of India
Ministry of Environment, Forests & Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road,
New Delhi - 110 003

Dated: 15th April, 2015

To

M/s Ishwer Realty and Technologies Pvt. Ltd.,
216, Shah & Nahar Estate,
Dr. E. Moses Road, Worli,
Mumbai - 400 018

Subject: Construction of proposed Residential and Commercial project with MMRDA rental housing project at Balkum, Dhokali, Kolshet, Thane, Maharashtra by M/s Ishwer Realty and Technologies Pvt. Ltd. - Environmental Clearance- Reg.

Sir,

This has reference to your application No. Nil dated 19.09.2014 and subsequent letters dated 24.12.2014 and 17.01.2015 seeking prior Environmental Clearance on the above-mentioned project.

2. The Ministry of Environment, Forests & Climate Change has considered the application. It is noted that the proposal is for grant of Environmental Clearance for **Construction of proposed Residential and Commercial project with MMRDA rental housing project at Balkum, Dhokali, Kolshet, Thane, Maharashtra by M/s Ishwer Realty and Technologies Pvt. Ltd.** The proposal was considered by the EAC in its meetings held on 27th - 29th October, 2014 and 22nd - 24th December, 2014. The proponent has informed that:

- i. The proposal involves construction of proposed residential and commercial project with MMRDA rental housing project at New S. Nos.: 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/7, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2 of village Balkum, New S.No.: 11, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B of village Dhokali and New S.No.: 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 6/9B, 60/10A, 60/11B of village Kolshet, Thane, Maharashtra by M/s Ishwer Realty and Technologies Pvt. Ltd.



- ii. The project is located at 19°14'02.98"N Latitude and 72°59'21.77"E Longitude. The Project comes within the municipal limits of Thane Municipal Corporation.
- iii. The total plot area is 3,55,704.6 m². The project will comprise of 80 nos. of Residential Buildings, 1 Commercial building and Multi-level Car Parking building. FSI area is 6,89,330.66 m² and total construction area of 18,42,837.37 m². Total 9392 flats shall be developed. Maximum height of the building is 91.90 m.
- iv. During construction phase, total water requirement is expected to be 400 KLD which will be met by tanker water. During the construction phase mobile STP will be provided and treated water will be used for construction purpose. Temporary sanitary toilets will be provided during peak labor force.
- v. During operational phase, total water demand of the project is expected to be 6355 KLD and the same will be met by fresh water from Thane Municipal Corporation and recycled water. Wastewater generated (5932KLD) uses will be treated in 4 STPs of total 6100 KLD capacity. 2340 KLD of treated wastewater will be recycled (2123 KLD for flushing, 217 KLD for gardening). About 3533 KLD will be disposed in to municipal drain.
- vi. About 23548 kg/d solid waste will be generated in the project. The biodegradable waste (14129 kg/d) will be processed in Bio-Methanation Plant and the non-biodegradable waste generated (9,419 kg/d) will be handed over to authorized local vendor.
- vii. The total power requirement during construction phase is 2000 kVA and will be met from MSEDCL and total power requirement during operation phase is 51 kVA and will be met from MSEDCL.
- viii. Rooftop rainwater of buildings will be collected in 29 RWH tanks of total 3115 KLD capacity for harvesting after filtration.
- ix. **Parking facility** for 10813 four wheelers and 9467 two wheelers is proposed to be provided against the requirement of 10813 and 9467 respectively (according to local norms).
- x. 89 Nos. of Solar street lights are proposed for common areas such as open spaces, pathways, RG etc.
- xi. Proposed energy saving measures would save about 20.02 % of power.
- xii. The total D.G set of capacity 10945 kVA is proposed as standby.
- xiii. **Trees cutting:** Total 203 Nos. of trees to be cut.
- xiv. The total **cost** of the project is Rs. 3110 crore.
- xv. The Project Proponent vide letter no. Nil dated 17.01.2015 has given undertaking that he is in possession of land and they will obtain all necessary and valid building and town planning permission for the entire project.
- xvi. **Wildlife issues:** It is located within 10 km of Sanjay Gandhi National Park.
- xvii. There is no **court cases/violation** pending with the project proponent.
- xviii. The project was considered in 29th SEAC-II meeting held on 26.06.2014.

3. The proposal was considered by the Expert Appraisal Committee (EAC) and recommended in its 141st EAC meeting held on 22nd - 24th December, 2014 for granting Environmental Clearance. The Ministry of Environment, Forest & Climate Change hereby accords Environmental Clearance for the above-mentioned **Construction of proposed Residential and Commercial project with MMRDA rental housing project at Balkum, Dhokali, Kolshet, Thane, Maharashtra by M/s Ishwer Realty and Technologies Pvt. Ltd.** under the



provisions of the Environment Impact Assessment Notification, 2006 and amendments thereto and Circulars issued thereon and subject to the compliance of the following specific conditions, in addition to the general conditions mentioned below:

PART A – SPECIFIC CONDITIONS

I. Construction Phase

- (i) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work.
- (ii) "Consent for Establishment" shall be obtained from State Pollution Control Board under Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974.
- (iii) The Standing Committee of NBWL has approved the proposal in its meeting held on 14.03.2015 and conditions enumerated therein shall be complied with.
- (iv) The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment, Forests & Climate Change shall not be responsible in this regard in any manner.
- (v) The total D.G set of capacity 10945 kVA shall be installed on standby. D.G sets shall be at least 6 m away from the boundary.
- (vi) The project will comprise of 80 nos. of Residential Buildings, 1 Commercial building and Multi-level Car Parking building. FSI area is 6,89,330.66 m² and total construction area of 18,42,837.37 m². Total 9392 flats shall be developed. Maximum height of the building shall be 91.90 m.
- (vii) During construction phase, total water requirement shall be 400 KLD which will be met by tanker water. During the construction phase mobile STP will be provided and treated water will be used for construction purpose. Temporary sanitary toilets will be provided during peak labor force.
- (viii) During operational phase, total water demand of the project shall be 6355 KLD and the same will be met by fresh water from Thane Municipal Corporation and recycled water. Wastewater generated (5932KLD) uses shall be treated in 4 STPs of total 6100 KLD capacity. 2340 KLD of treated wastewater will be recycled (2123 KLD for flushing, 217 KLD for gardening). About 3533 KLD will be disposed in to municipal drain.
- (ix) The biodegradable waste (14129 kg/d) shall be processed in Bio-Methanation Plant and the non-biodegradable waste generated (9,419 kg/d) will be handed over to authorized local vendor.



- (x) The total power requirement during construction phase is 2000 kVA which shall be met from MSEDCL. The total power requirement during operation phase shall be met from MSEDCL.
- (xi) Rooftop rainwater of buildings shall be collected in 29 RWH tanks of total 3115 KLD capacity for harvesting after filtration.
- (xii) Parking facility for 10813 four wheelers and 9467 two wheelers shall be provided against the requirement of 10813 and 9467 respectively.
- (xiii) 89 Nos. of Solar street lights shall be provided for common areas such as open spaces, pathways, RG etc.
- (xiv) MoU shall be made with the TSDF for the removal of contaminated soils and safe disposal.
- (xv) The project proponent shall obtain NOC/ permission for disposal of huge quantity of treated sewage in to municipal sewer.
- (xvi) The project proponent shall obtain the approval for decontamination activity and get the site examined and certified by the State Pollution Control Board (SPCB) that there is no contamination.
- (xvii) The project proponent shall obtain all necessary clearances from relevant authorities and ensure that the site is free from contamination and has no future impact to health and safety of the inhabitants.
- (xviii) The project proponent shall comply with the conditions of NOC/Clearance obtained from Fire Department.
- (xix) All the construction shall be in accordance with the local building byelaws. The Project Proponent shall obtain all necessary clearances.
- (xx) The Project Proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, as projected, in perpetuity. This would be monitored by the designed Energy Conservation/ efficiency Authority in the State. This would be monitored by the designed Energy Conservation/ efficiency Authority in the State.
- (xxi) Suitable toilet fixtures for water conservation shall be provided.
- (xxii) Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.
- (xxiii) The rainwater harvesting plan should be incorporated by the CGWA.
- (xxiv) 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 etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (xxv) A First Aid Room will be provided in the project both during construction and operation of the project.

- (xxvi) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xxvii) Disposal of muck 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 approved sites with the approval of competent authority.
- (xxviii) 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.
- (xxix) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (xxx) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxxi) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xxxii) The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.
- (xxxiii) 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.
- (xxxiv) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. 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/ SPCB.
- (xxxv) 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.
- (xxxvi) Ready mixed concrete must be used in building construction.
- (xxxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

- (xxxix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xl) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xli) 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.
- (xlii) Use of glass may be reduced by 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.
- (xliii) 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.
- (xliv) 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.

II. Operation Phase

- (i) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (ii) The treated wastewater of 2340 KLD shall be recycled and reused for flushing of toilets (2123 KLD) and gardening (217 KLD) to reduce the demand of fresh water, as committed.
- (iii) Solid waste management shall be collected, treated disposed in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises.
- (iv) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.
- (v) Parking facility with 6 m clear driveway shall be provided, as committed.
- (vi) The Project Proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.
- (vii) 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 affluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of



the State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.

- (viii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (ix) Diesel power generating sets proposed as source of back-up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (x) 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.
- (xi) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- (xii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (xiii) 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.

PART - B. GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

4. Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their



inspection. A complete set of all the documents submitted to MoEF&CC should be forwarded to the CCF, Regional office of MoEF&CC, Nagpur.

5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

6. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

8. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forests & Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Nagpur.

10. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation v/s. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

11. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body 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.

13. 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&CC, 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 sectoral 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.

14. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.

Yours faithfully,



(Dr. Ranjini Warriér)
Director

Copy to:

1. The Secretary, Department of Environment, Govt. of Maharashtra, Mantralaya, Mumbai - 400 032.
2. The Chairman, CPCB, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 32.
3. The Chairman, Maharashtra Pollution Control Board, Kalpataru Points, 3rd & 4th floor, Opp. Cine Planet, Sion Circle, Sion (E), Mumbai - 400 022.
4. The Chief Conservator of Forests, Ministry of Environment and Forests, Regional Office, Nagpur.
5. Guard File.
6. Monitoring Cell.



(Dr. Ranjini Warriér)
Director



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: June 15, 2018

To,

Atul Jangam

at Plot bearing S. No. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2 of village Balkum New S. No.: 11, 12, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B of village Dhokali New S.No.: 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11A, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 60/9B, 60/10A, 60/11B of village Kolshet, Thane.

Subject: Environment Clearance for Proposed Modernization/Expansion of Residential Cum Commercial Project At village Balkum, Dhokali & Kolshet, Thane, State - Maharashtra Proposed by Lodha Developers Thane Pvt.Ltd. (Earlier known as Ishwer Realty and Technologies 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 th 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 132nd meetings.

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

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

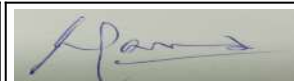
1.Name of Project	Environmental Clearance for proposed Modernization/Expansion of Residential cum Commercial project at village Balkum, Dhokali, Kolshet Thane W by LODHA DEVELOPERS THANE PVT. LTD.
2.Type of institution	Private
3.Name of Project Proponent	Atul Jangam
4.Name of Consultant	Dr. D. A. Patil; Mahabal Enviro Engg. Pvt. Ltd.
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Modernization/Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	-

SEIAA Meeting No: 132 Meeting Date: June 13, 2018 (SEIAA-STATEMENT-000001307)
SEIAA-MINUTES-000000502
SEIAA-EC-000000343

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Shri Satish.M.Gavai (Member Secretary SEIAA)

8.Location of the project	Plot bearing S. No. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2 of village Balkum New S. No.: 11, 12, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B of village Dhokali New S.No.: 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11A, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 60/9B, 60/10A, 60/11B of village Kolshet, Thane.
9.Taluka	Thane
10.Village	Balkum, Dhokali & Kolshet, Thane
Correspondence Name:	Atul Jangam; LODHA DEVELOPERS THANE LTD. (Formerly known as Ishwer Realty & Technologies Pvt Ltd.)
Room Number:	-
Floor:	-
Building Name:	Lodha Excelus, Apollo Mills Compound
Road/Street Name:	N.M Joshi Marg
Locality:	Mahalaxmi
City:	Mumbai 400 011
11.Area of the project	Thane Municipal Corporation (TMC)
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number: - Approved Built-up Area: 676821.54
13.Note on the initiated work (If applicable)	As of today we have constructed 585123.08 m2 area, Plot A: 70281.55 sqm, Plot B: 3375 sqm, Plot C: 511466.53 sqm
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	OC received for W1-W5, W7-W16 i.e. 15 towers
15.Total Plot Area (sq. m.)	3,55,704.6 m2
16.Deductions	76,181.94 m2
17.Net Plot area	279522.66 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 739599.32 m2 Non FSI area (sq. m.): 670920.57 m2 Total BUA area (sq. m.): 1410519.89
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 356221.86 m2 Approved Non FSI area (sq. m.): 382302.38 m2 Date of Approval: 20-01-2018
19.Total ground coverage (m2)	Plot A : 58050 sqm, Plot B - 11325 sqm, Plot C: 41929 sqm
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	39.82% on Net Plot Area. (31.29 % on Gross Plot Area)
21.Estimated cost of the project	21310000000

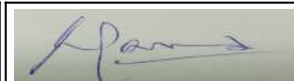


22. Production Details

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

23. Total Water Requirement

Dry season:	Source of water	TMC
	Fresh water (CMD):	5382 KLD
	Recycled water - Flushing (CMD):	2864 KLD
	Recycled water - Gardening (CMD):	557 KLD
	Swimming pool make up (Cum):	47 KLD
	Total Water Requirement (CMD) :	8246 KLD
	Fire fighting - Underground water tank(CMD):	As per NBC
	Fire fighting - Overhead water tank(CMD):	As per NBC
	Excess treated water	3559 KLD
Wet season:	Source of water	TMC
	Fresh water (CMD):	5382 KLD
	Recycled water - Flushing (CMD):	2864 KLD
	Recycled water - Gardening (CMD):	557 KLD
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	8246 KLD
	Fire fighting - Underground water tank(CMD):	As per NBC
	Fire fighting - Overhead water tank(CMD):	As per NBC
	Excess treated water	3559 KLD
Details of Swimming pool (If any)	-	



24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	The ground water table is at 4 m to 6 m.
	Size and no of RWH tank(s) and Quantity:	25 Rainwater Harvesting tanks of total 2779 m ³ holding capacity will be provided
	Location of the RWH tank(s):	On ground
	Quantity of recharge pits:	14 Nos.
	Size of recharge pits :	The excess harvested water will be discharged in Ring Well for ground water recharge through Storm water drains.
	Budgetary allocation (Capital cost) :	Rs. 300 Lacs
	Budgetary allocation (O & M cost) :	Rs. 30 Lacs/year
	Details of UGT tanks if any :	UG Tanks will be provided as per NBC norms on ground

26.Storm water drainage	Natural water drainage pattern:	The land is flat. The slope of area is towards South east direction
	Quantity of storm water:	6.67 m ³ /sec
	Size of SWD:	0.3 x 0.45m, 0.45 x 0.6, 0.6 x 0.75, 0.75 x 0.90, 0.90 x 1.1 wide channels

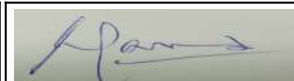
27.Sewage and Waste water	Sewage generation in KLD:	7648 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	8000 KLD
	Location & area of the STP:	Ground
	Budgetary allocation (Capital cost):	Rs. 1200 Lacs
	Budgetary allocation (O & M cost):	Rs. 330 Lacs/year



28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris: : 40958 m3
	Disposal of the construction waste debris:	The construction debris will be utilized at project site for paving and land leveling.
Waste generation in the operation Phase:	Dry waste:	12240 kg/day
	Wet waste:	18359 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	76 KLD
	Others if any:	-
Mode of Disposal of waste:	Dry waste:	Waste will be segregated at source. The recyclable waste will be handed over to the authorized vendor. The Non-recyclable and inert waste will be disposed through local body.
	Wet waste:	Biodegradable waste will be treated in Organic Waste Converter
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge use as manure for gardening
	Others if any:	The E-waste shall be handed over to e-waste management vendor authorized by MPCB.
Area requirement:	Location(s):	Ground
	Area for the storage of waste & other material:	600 m2
	Area for machinery:	500 m2
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 450 Lacs
	O & M cost:	Rs. 160 Lacs/year

Government of Maharashtra



29.Effluent Charecterestics

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



Government of Maharashtra

30.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33.Source of Fuel Not applicable

34.Mode of Transportation of fuel to site Not applicable

35.Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	1500 kVA
	DG set as Power back-up during construction phase	1000 kVA
	During Operation phase (Connected load):	71.23 MW
	During Operation phase (Demand load):	42.5 MW
	Transformer:	-
	DG set as Power back-up during operation phase:	26300 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Nil

Energy saving by non-conventional method:

? Solar PV Panels on building Roof Top, Solar Street Lights (3% saving on the overall power demand)
 ? Solar Hot Water

36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
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1	? Energy efficient lighting using LED lamps ? Use of high energy efficient pumps for fire fighting, UG tanks and STP ? LED lights are proposed for common areas such as open spaces, pathways RG etc., ? Provision of Solar PV Panels ? Solar Hot Water	22.42 %
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37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 500 Lacs
	O & M cost:	Rs. 25 Lacs/year

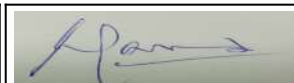
38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	6
2	Site sanitation (Toilets)	-	10
3	Potable Water Supply to Labour Camp	-	10
4	Environmental Monitoring	-	3
5	Health check-up & first aid	-	7
6	Safety Personal Protective Equipment	-	20
7	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	-	5
8	Tyre cleaning and Vehicle maintenance	-	5
9	Solid Waste Management & Site maintenance activity	-	8
10	Safety Nets	-	25
11	Safety Training to Workers (Twice in Year), Safety Officer	-	15
12	Disinfection	-	4
13	TOTAL	-	118

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP (Tertiary)	-	1200	330
2	Solar System	-	500	25
3	Rainwater harvesting	-	300	30



4	Solid Waste Composting plant	-	450	160
5	Landscape	-	800	80
6	Environmental Monitoring	-	-	5
7	Total	-	3250	630

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

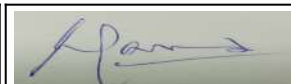
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available



**Government of
Maharashtra**




	CRZ/ RRZ clearance obtain, if any:	CRZ Clearance obtained vide No. CRZ-2014/CR-230/TC- 4 dated 09.11.2015
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	No
	Other Relevant Informations	The project was recommended for Environmental Clearance in 21st EAC, MOEF&CC meeting held on 22.08.2017.
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	10-05-2017

3. The proposal has been considered by SEIAA in its 132nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

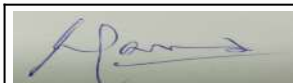
Specific Conditions:

General Conditions:


I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.



XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.



XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.



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

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

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

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

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

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

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


Shri Satish.M.Gavai (Member Secretary SEIAA)

Copy to:

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



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

To,

The Authorized Signatory
MACROTECH DEVELOPERS LIMITED
Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 -400011

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/INFRA2/451848/2023 dated 10 Nov 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC24B039MH177299 |
| 2. File No. | SIA/MH/INFRA2/451848/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Residential cum Commercial development at village Balkum, Dhokali and Kolshet of Thane (W) by M/s Macrotech Developers LTD |
| 7. Name of Company/Organization | MACROTECH DEVELOPERS LIMITED |
| 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: 08/02/2024

(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/INFRA2/451848/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Macrotech Developers Limited.
Village: Balkum, Dhokali, Kolshet,
Thane

Subject : Environmental Clearance for proposed Residential cum Commercial development project at S. No. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2 of village Balkum, New S. No.: 11, 12, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B of village Dhokali New S. No.: 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11A, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 60/9B, 60/10A, 60/11B of village Kolshet, Thane by M/s. Macrotech Developers Limited.

Reference : Application no. SIA/MH/INFRA2/451848/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 221st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 275th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th January, 2024.

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

No	Description	Details
1	Proposal Number	SIA/MH/INFRA2/451848/2023
2	Name of Project	Residential cum Commercial development at village Balkum, Dhokali and Kolshet, Thane (W)
3	Project category	8 (b)

No	Description	Details	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Rupesh Kadam (DGM) M/s. Macrotech Developers Limited
		Regd. Office address	412, 4 th floor, 17G - Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, fort, Mumbai
		Contact number	9769872565
		e-mail	rupesh.kadam2@lodhagroup.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194-Rev 01 Validity: 18 th October 2024	
7	Applied for	Expansion	
8	Location of the project	<p>Village Balkum: S. No. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2,</p> <p>Village Dhokali: New S. No. 11, 12, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B,</p> <p>Village Kolshet: New S. No. 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11A, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 60/9B, 60/10A, 60/11B, Thane</p>	
9	Latitude and Longitude	Latitude: 19°14'3.94"N Longitude: 72°59'16.56"E	
10	Plot Area (sq. m.)	3,45,625.00 Sq. mt.	
11	Deductions (sq. m.)	72,124.71 Sq. mt.	
12	Net Plot area (sq. m.)	2,73,500.29 Sq. mt.	
13	Ground coverage (m ²) & %	84,878.39 Sq. mt. (31%)	
14	FSI Area (sq. m.)	8,27,426.45 Sq. mt.	
15	Non-FSI (sq. m.)	4,96,245.66 Sq. mt.	

No	Description	Details				
16	Proposed built-up area (FSI + Non FSI) (sq. m.)	13,23,672.11 Sq. mt.				
17	FSI area (m ²) approved by Planning Authority till date	Received Amended Approval dt. 14.07.2023 from Thane Municipal Corporation (T.M.C.)				
18	Earlier EC details with Total Construction area, if any	Received Expansion in EC from SEIAA, Maharashtra on dated 15.06.2018 (SEIAA-EC-0000000343) for total construction built-up area of 14,10,519.89 Sq. mt.				
19	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	Total constructed area on site till date (FSI + Non FSI): 9,81,029.80 sq.mt.				
20	Previous EC / Existing Building dt. 15.06.2018		Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Building Name	Configuration	Height (m)	
	As per received EC: Construction Completed & Occupied					
	Plot A	Tower J & K: Basement + Ground + 7 Floors each	Plot A	Tower J & K: Basement + Ground + 7 Floors each	25.00	No Change
		Fitness Centre: Ground + 1 floor		Fitness Centre: Ground + 1 floor	8.93	
	Under Construction Buildings as per EC received & Proposed Expansion Buildings					
		Tower C, D, G, H: 2 Basements + Ground + 7 Floors each		Tower C, D, G, H: 2 Basements + Ground + 7 Floors each	25.00	No Change
	Tower 1 To 7: 2 Basements + Ground/ Stilt + 2 podium + 30 Floors each		Tower 1 to 6: Stilt + 1 Floor each	5.95	<ul style="list-style-type: none"> • Decrease in 1 no. of building, Change in Building orientation and location • Now basements & podium are deleted • Decrease in residential floors 	

No	Description		Details			
As per received EC: Construction Completed & Occupied						
	Plot B	Block A: Basement + Ground + 4 Podium + 9 Floors	Plot B	Wing A: Basement + Ground + 4 Podium + 9 Floors	49.45	No Change in building design. Change in nomenclature from block to wing
		Block B: Basement + Ground + 4 Podium + 10 Floors		Wing B: Basement + Ground + 4 Podium + 9 floors	49.60	No Change in building design • Decrease by 1 no of floor
Under Construction Buildings as per EC received & Proposed Expansion Building						
		Retail: Basement + Ground + 1 Floor + 4 Podium		Tower 1 to 3: Ground/ Stilt + 23 floors each	69.90	Change in the planning now instead of 1 no. of retail bldg. 3 nos of residential towers are proposed Now basement is deleted
		Block C (Retail + MLCP): Basement + Ground + 4 Podium + 10 Floors		Retail + MLCP: Basement + Ground + 6 Floors	20.15	No change in the footprint but now residential tower is also proposed with retail + MLCP
				Tower 4: Ground/ Stilt + 1 st to 6 th floors (Part Parking + Part Residential) + 7 th to 23 rd floors	69.90	
As per received EC: Construction Completed & Occupied						
	Plot C	Tower W1 to W5, W7 to W16: Ground + 27 floors each	Plot C	Tower W1 to W5, W7 to W16: Ground + 27 floors each	84.95	No Change in building design
		Tower W6, W17 to W22, W26 to W37,		Tower W6, W17 to W22,	90.95	

No	Description	Details			
	W45, W46: Ground + 29 Floors each Signet 1 (Retail + Commercial): Lower Ground + Ground + 6 Floors Clubhouse: 3 Blocks: Ground floor each 3 Blocks: Ground + 1 floor each		W26 to W37, W45, W46: Ground + 29 Floors each Signet 1 (Retail + Commercial): Lower Ground + Ground + 6 Floors Clubhouse: 3 Blocks: Ground floor each 3 Blocks: Ground + 1 floor each	23.70 4.20 9.45	
	Under Construction Buildings as per EC received & Proposed Expansion Buildings				
	Tower W23, W38 to W40: Ground + 29 Floors each		Tower W23, W38 to W40: Ground + 29 Floors each	90.95	No change in building design
	Tower W24, W25, W41 to W43, W47 to W50: Ground + 29 Floors each		Tower No. W24, W25, W41 to W43, W47 to W50: Ground + 39 Floors each	118.85	•No Change in building design. • Proposed Vertical Expansion by 10 nos. of floors
	W44: Ground + 29 Floors each		W44: Ground + 39 Floors each		Change in building design
	MLCP: LG + UG + 12 Floor		MLCP: LG + UG + 12 Floors	39.55	Increase in footprint
	--		Signet 2 (Retail + Commercial): LG + Part G/ Part P1 + P2 + 20 Floors	70.00	newly proposed
21	No. of Tenements & Shops	Total flats: 11019 Shops Offices			
22	Total Population	65891 number of persons			
23	Total Water Requirements CMD	8025 CMD			
24	Under Ground Tank (UGT) location	Underground & Basement level			

No	Description	Details		
25	Source of water	Thane Municipal Corporation (T.M.C.)		
26	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation: 6877 CMD % of treated sewage discharge in sewer line: 35 %		
27	STP Capacity & Technology	6 nos. of STPs of total capacity 1928 KL of Moving bed bioreactor (MBBR) technology 1 STP of capacity 5100 KL of Membrane Bioreactor (MBR) Technology		
28	STP Location	Underground level, Basement level		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	120	Segregation of waste into biodegradable and non-biodegradable and disposal through authorized recyclers.
		Wet waste	80	
		Excavation material	658723	<p>Already Done:</p> <ul style="list-style-type: none"> Excavation material (511786 cum): 165070 Cum has been reused on site for backfilling and road leveling and remaining and 346716 Cum has been disposed to authorized landfill site with prior permission of TMC Construction waste: Partly has been reuse on site and remaining has been disposed to the authorized land fill site. <p>To be done:</p> <ul style="list-style-type: none"> Excavation material (146937 cum): 43169 Cum shall be reused on site for backfilling and road leveling and remaining and 103768 Cum shall be disposed to authorized landfill site with prior permission of TMC Construction waste: Partly shall be reuse on site and remaining shall be disposed to the authorized land fill site.

No	Description	Details		
		Construction waste	--	Part reuse on site and disposal of remaining waste to the authorized land fill site.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment/ disposal
		Dry waste	14891	To Authorized recyclers
		Wet waste	9927	Treatment in Organic Waste Converters.
		E-Waste	113 kg/month	Separate storage at a common designated location and disposal through authorized recyclers as per E-waste (Management) Second Amendment Rules, 2023.
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 65,610.46 sq. mt. RG provided on Mother earth: 66,852.75 Sq.mt. Total Layout RG proposed: 75,700.60 sq. mt.		
		Existing trees on plot: 5961 nos.		
		Number of trees to be cut: 1605 nos. (out of which 1044 nos. of trees are already cut)		
		Number of trees to be transplanted: 1155 nos. (out of which 1112 nos. of trees are already cut)		
		Number of trees to be retained: 3201 nos.		
		Number of trees to be planted: a) In RG area: Already planted: 5184 Nos. b) In Miyawaki Plantation (with area): 5520 nos. (out of which 400 nos. of trees are already planted) Total Miyawaki plantation area: 8766 sq.mt.		
		Total Nos. of trees after development: 14483 Nos.		
32	Power requirement	During Operation Phase: Connected load (kW): 78573 kW Demand load (kW): 40999 kW		
33	Energy Efficiency	a) Total Energy saving (%): 20.30% b) Solar energy (%): 5.27%		
34	D.G. set capacity	30 nos. of D.G. set of total capacity 24215 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 12958 Nos. 2-Wheeler: 8463 Nos. Provision of E-Charging facility (25 %)		
36	No. & capacity of Rain water harvesting tanks /Pits	25 nos. of RWH tanks of total capacity 2779 KL & 14 nos. of recharge pits		
37	Project Cost in (Cr.)	Rs. 2439 Crore		

No	Description	Details
38	EMP Cost	EMP Costing including costing towards disaster management: a) Construction Phase: Rs. 925 Lacs /Annum. b) Operation Phase: Capital cost: Rs. 5046.88 Lacs Operational and Maintenance cost: Rs. 167.77 Lacs/ annum
39	CER Details with justification if any as per MoEF & CC circular dated 01/05/2018	--
40	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No litigation against the project or land

COMPARATIVE STATEMENT – AREA & PARKING DETAILS

No.	Description	As per EC received dt. 15.06.2018	Seeking expansion in EC	Remarks
1.	Total Plot Area (sq.mt.)	3,55,704.60	3,45,625.00	Decrease by 10079.60 sq. mt. due to deletion of a part plot
2.	Deductions (sq.mt.)	76,181.94	72,124.71	Proposed net decrease by 4,057.23 sq.mt. due to decrease in plot area and increase in amenity plot area & area not in possession
3.	Net Plot Area (sq.mt.)	2,79,522.66	2,73,500.29	Proposed decrease by 6,022.37 sq.mt.
4.	Ground coverage Area (sq.mt.)	1,11,304.00	84,878.39	Proposed decrease by 26,425.61 sq. mt. due to change in planning
5.	RG Requirement (sq.mt)	66,125.00	66,321.75	Now calculation done as per UDCPR norms
6.	Provision of RG area (sq.mt.)	66,500.00	66,852.75 (on mother earth)	Proposed increase by 352.75 sq.mt. as per requirement
7.	Built - up Area as per FSI (sq.mt.)	7,39,599.32	8,27,426.45	Proposed increase by 87,827.13 sq.mt. as per the UDCPR norm
8.	Built-up Area as per Non-FSI (sq.mt.)	6,70,920.57	4,96,245.66	Proposed decrease by 1,74,674.91 sq.mt. as per the UDCPR norm
9.	Total Construction Built-up Area (FSI + Non FSI) (sq.mt.)	14,10,519.89	13,23,672.11	Net decrease by 86,847.78 sq.mt.
10	Parking Requirement (nos.)	4W: 11516	4W: 11149	Decrease by 367 nos. due to decrease in flat nos.
		2W: 12746	2W: 8462	Decrease by 4284 nos. due to conversion to composite parking as per UDCPR
11.	Parking spaces provision (nos.)	4W: 12297	4W: 12958	Proposed increase by 661 nos.
		2W: 12746	2W: 8463	Provision done as per requirement

12.	Flat Nos.	11506	11019	Proposed decrease by 487 nos. of flats
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COMPARATIVE STATEMENT - PROJECT PROPOSAL

Plot	As per EC received dated 15.06.2018	Seeking expansion in EC	Remarks
Plot A	As per received EC: Construction Completed & Occupied		
	Tower J & K: Basement + Ground + 7 Floors each	Tower J & K: Basement + Ground + 7 Floors each	No Change in building design
	Fitness Centre: Ground + 1 floor	Fitness Centre: Ground + 1 floor	
	Under Construction Buildings as per EC received & Proposed Expansion Buildings		
	Tower C, D, G, H: 2 Basement + Ground + 7 Floors each	Tower C, D, G, H: 2 Basement + Ground + 7 Floors each	<ul style="list-style-type: none"> • No Change in building design • Tower C & D: Construction work not started • Tower G & H: Construction is in progress as per received EC
Tower 1 To 7: 2 Basement + Ground/ Stilt + 2 podium + 30 Floors each	Tower 1 to 6: Stilt + 1 Floor each	<ul style="list-style-type: none"> • Decrease in 1 no. of building, Change in Building orientation and location • Now basements & podium are deleted • Decrease in residential floors • Construction work not started 	
Plot B	As per received EC: Construction Completed & Occupied		
	Block A: Basement + Ground + 4 Podium + 9 Floors	Wing A: 1 Basement + Ground + 4 Podium + 9 Floors	<ul style="list-style-type: none"> • No Change in building design • Change in nomenclature from block to wing
	Block B: Basement + Ground + 4 Podium + 10 Floors	Wing B: 1 Basement + Ground + 4 Podium + 9 floors	<ul style="list-style-type: none"> • No Change in bldg design • Decrease by 1 no of floor
	Under Construction Buildings as per EC received & Proposed Expansion Buildings		
	Retail: Basement + Ground + 1 Floor + 4 Podium	Tower 1 to 3: Ground/ Stilt + 23 floors each	<ul style="list-style-type: none"> • There is change in the planning now instead of 1 no. of retail bldg. 3 nos of residential towers are proposed • Now basement is deleted • Construction of part ground is in process as per the received approval & EC.
Block C (Retail + MLCP): Basement + Ground + 4 Podium + 10 Floors	Retail + MLCP: 1 Basement + Ground + 6 Floors Tower 4:	<ul style="list-style-type: none"> • There is no change in the footprint but now residential tower is also proposed with retail + MLCP 	

		Ground/ Stilt + 1 st to 6 th floors (Part Parking + Part Residential) + 7 th to 23 rd floors	<ul style="list-style-type: none"> • Construction of basement & Part ground is done as per the received approval & EC.
Plot C	As per received EC: Construction Completed & Occupied		
	Tower W1 to W5, W7 to W16: Ground + 27 floors each	Tower W1 to W5, W7 to W16: Ground + 27 floors each	No Change in building design
	Tower W6, W17 to W22, W26 to W37, W45, W46: Ground + 29 Floors each	Tower W6, W17 to W22, W26 to W37, W45, W46: Ground + 29 Floors each	
	Signet 1 (Retail + Commercial): Lower Ground + Ground + 6 Floors	Signet 1 (Retail + Commercial): Lower Ground + Ground + 6 Floors	
	Clubhouse: 3 Blocks: Ground floor each 3 Blocks: Ground + 1 floor each	Clubhouse: 3 Blocks: Ground floor each 3 Blocks: Ground + 1 floor each	
	Under Construction Buildings as per EC received & Proposed Expansion Buildings		
	Tower W23, W38 to W40: Ground + 29 Floors each	Tower W23, W38 to W40: Ground + 29 Floors each	<ul style="list-style-type: none"> • No Change in building design • Tower W23, W38, W39: RCC completed
	Tower W24, W25, W41 to W43, W47 to W50: Ground + 29 Floors each	Tower No. W24, W25, W41 to W43, W47 to W50: Ground + 39 Floors each	<ul style="list-style-type: none"> • No Change in building design. • Proposed Vertical Expansion by 10 nos. of floors • Construction status is as follows: • Tower W24, W41, W42, W50, W25: Construction is in progress as per received EC • Tower W43, W44, W47, W48, W49: Construction work not started
	W44: Ground + 29 Floors each	W44: Ground + 39 Floors each	<ul style="list-style-type: none"> • Change in building design • Construction not started
	MLCP: LG + UG + 12 Floors	MLCP: LG + UG + 12 Floors	<ul style="list-style-type: none"> • Increase in footprint • Part building Construction Completed as per received EC. Proposed part is not constructed on site
	--	Signet 2 (Retail + Commercial): LG + Part G/ Part P1 + P2 +20 Floors	<ul style="list-style-type: none"> • Newly proposed • Construction work not started

COMPARATIVE STATEMENT - ENVIRONMENTAL PARAMETERS

No.	Description	As per EC received dt. 15.06.2018	Seeking expansion in EC	Remarks
1.	Occupancy (Nos.)	66702	65891	Proposed decrease by 811 nos. due to decrease in flats nos.
2.	Total Water Requirement (KLD)	9395*	8025	Proposed decrease by 1370 KLD as there is decrease in the cooling tower requirement & reduction in occupancy.
3.	Sewage Generation (KLD)	7648	6877	Proposed decrease by 771 KLD due to decrease in water requirement
4.	Solid Waste Generation (Kg/day)	30599	24818	Proposed decrease by 5781 kg/day reduction in occupancy.

3. The proposal has been considered by SEIAA in its 275th (Day-1) meeting held on 10th January, 2024. 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 showing all required RG area on mother earth as per Hon'ble Supreme Court order.
2. PP to obtain following NOCs & remarks as per amended planning:
 - a) Water supply NOC for building C, D, H, Tower 1-6 of Plot A & W 47 to W 49 of Plot C; b) Sewer connection; c) SWD NOC; d) CFO NOC for building C, D, H, Tower 1-6 of Plot A & W 43 to W 44, W 47 to W 49 of Plot C; e) Revised Tree NOC for Plot A & C; d) Revalidated Nalla remarks.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.
4. PP to submit Architect certificate mentioning that there is no variance in the FSI & Non-FSI of construction completed buildings as compared to FSI & Non-FSI of buildings mentioned in EC.
5. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
6. PP to obtain certificate from Thane Municipal Corporation (TMC) of compensatory tree plantation done.
7. PP to submit plan for use of excess treated water after completion of the project as 1527 KLD excess treated water in proposed ongoing construction activity; PP to reduce discharge of treated

water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

8. PP to submit building wise 2-wheeler & 4-wheeler (required & provided) parking statement.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 65,610.46 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI- 7,36,507.09 m², Non FSI- 2,58,210.12 m², total BUA- 9,94,717.21m². (Plan approval No-TMC/TD-TP/TPS/4442/23, dated- 14.07.2023)

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.

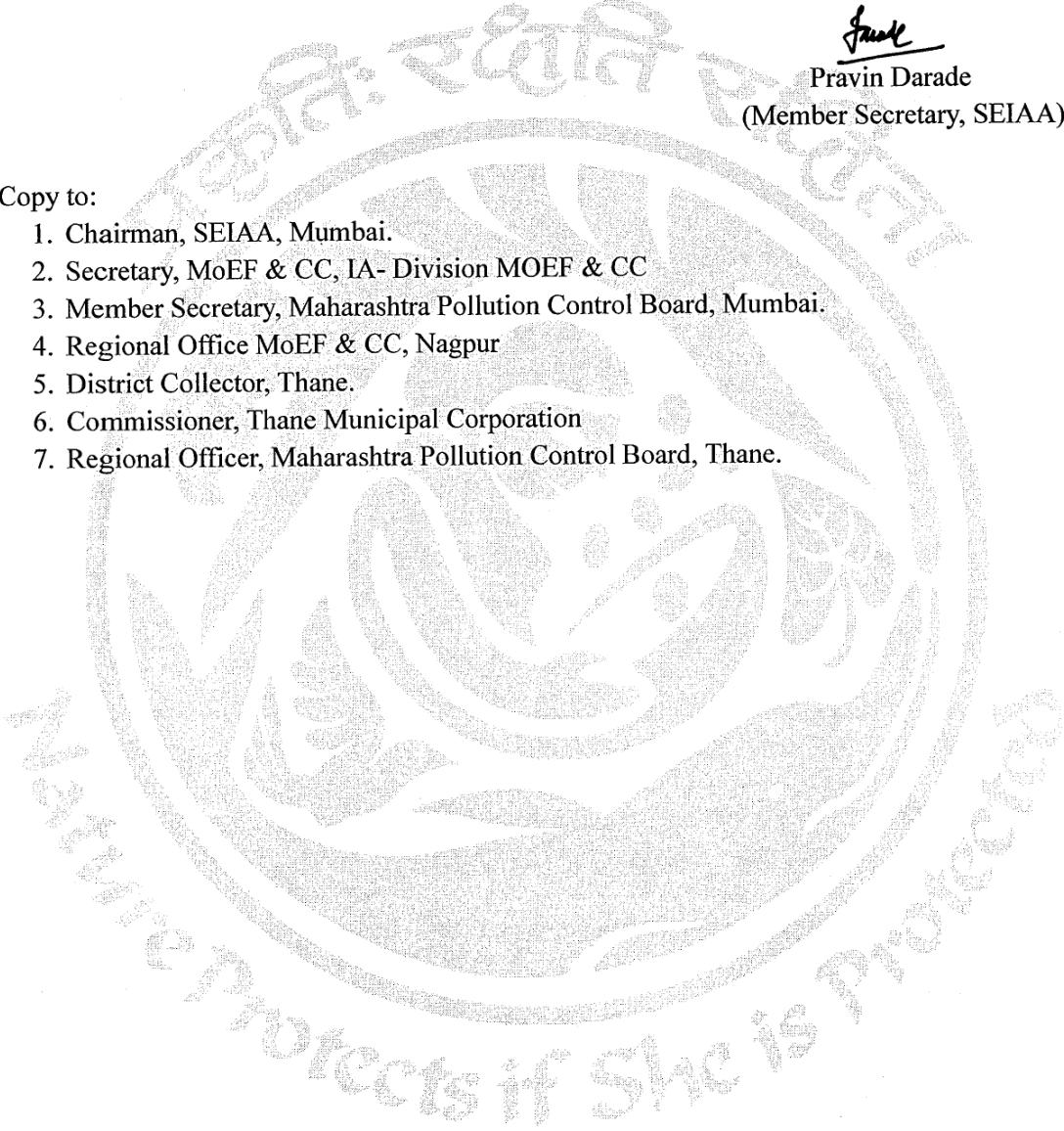
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



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, Thane.
6. Commissioner, Thane Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.



Signature Not Verified

Digitally signed by: Sri Pravin C. Darade, I.A.S.

Designation: Member Secretary

Date and Time: 08/02/2024 5:01:19 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/
No:- Format1.0//UAN No.0000122654/CE/2207001701

Date: 31/07/2022

To,
M/s Macrotech Developers Ltd.,
New S. No. 59/1 of village Balkum, S. No.
10/1B of village Dhokali, S. No. 49/1C of
village Kolshet, Thane.



Your Service is Our Duty

Sub: Grant of re-validation of Consent to Establish for remaining construction BUA.

- Ref:**
1. Environment Clearance accorded vide No. SEIAA-EC-0000000343 dtd. 15.06.2018.
 2. Previous Consent to Establish accorded by Board vide No. Format 1.0/ BO/ CAC-Cell/ EIC TNPN-5792-15/ E/ CAC-5790 dtd. 16.05.2015.
 3. Minutes of Consent Appraisal Committee meeting held on 24.06.2022.

Your application NO. MPCB-CONSENT-0000122654

For: grant of Revalidation of Consent to Establish for remaining construction BUA 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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or upto 16-05-2025 whichever is earlier..**
2. **The capital investment of the project is Rs.1970 Cr. (As per undertaking submitted by pp).**
3. **The re-validation of Consent to Establish is valid for construction of remaining part of Residential cum Commercial project of M/s Macrotech Developers Ltd., bearing New S. No. 59/1 of village Balkum, S. No. 10/1B of village Dhokali & S. No. 49/1C of village Kolshet, Thane on total plot area of 3,55,704.60 sq. mtrs. for remaining construction BUA of 9,37,586.43 Sq. Mtrs. out of total construction BUA of 14,10,519.89 Sq. Mtrs. as per EC granted dated 15.06.2018 and construction permission issued by Local Body including utilities and services.**
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	553.824	As per Schedule - I	Treated sewage shall be 60% recycle for secondary purposes and remaining for gardening and/ or connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-3	DG Sets (3 x 1670 KVA)	3	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	1538.40 Kg/Day	Segregation	Sale to authorized vendor for recycle
2	Wet Waste	1025.60 Kg/Day	OWC followed by composting facility	Used as manure
3	STP Sludge	50 Kg/Day	STP	Used as manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Recycle	Sale to authorized party for recycle

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 comply with conditions stipulated in EC.
11. PP shall provide STP for treatment of domestic to achieve the standard for the parameter BOD-10 mg/lit including disinfection facility.
12. 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.
13. PP shall provide organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall make provision of charging ports for electric vehicles at least 30% of total available parking slots.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The PP shall ensure that the handed over societies shall get renewed consent in the name of society, till that time PP is responsible for obtaining MPCB consent.
17. PP shall obtain NOC from Air force.

18. PP shall submit 0.1% Environment Compensation for the period of violation i.e. PP shall submit BG of Rs. 2,69,32,329/- (Penalty charges) & forfeit the same towards period of violation (i.e. PP has not obtained revalidation of C to E from 16.05.2020 to 29.09.2021 = 499 days).
19. PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and consent to establish condition.



Ashok Shingare

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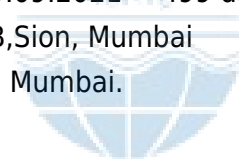
Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-07-31 23:13:12 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3940000.00	MPCB-DR-8188	15/11/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane I
- They are directed to ensure the compliance of the consent conditions.
They are directed to obtain BG of Rs. 2,69,32,329/- from the Project Proponent &
- forfeit the same towards period of violation (i.e. PP has not obtained revalidation of C to E from 16.05.2020 to 29.09.2021 = 499 days).
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CAC-Cell, M.P.C. Board, Sion, Mumbai.



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to treat 553.824 CMD domestic effluent in Sewage Treatment Plant (STP) of designed capacity 5100 CMD based on MBBR technology.
- 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 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.
- 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	692.28
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-3	DG set (3 x 1670 KVA)	Acoustic Enclosure Stack	8.50	HSD 350.7 Kg/Hr	1.0	SO ₂	168.33 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).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E (Revalidation)	Rs. 25.0 lakhs	15 days	Towards compliance of Environment Clearance & Consent to Establish conditions	30.04.2025	31.08.2025
2	C2E (Revalidation)	Rs. 2,69,32,329/-	15 days	Towards period of violation (i.e. PP has not obtained revalidation of C to E from 16.05.2020 to 29.09.2021 = 499 days)	30.04.2025	31.08.2025

** 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
1	Revalidation of C to E	Rs. 2,69,32,329/-	15 days	Towards period of violation (i.e. PP has not obtained revalidation of C to E from 16.05.2020 to 29.09.2021 = 499 days)	Rs. 2,69,32,329/-	Towards period of violation (i.e. PP has not obtained revalidation of C to E from 16.05.2020 to 29.09.2021 = 499 days)

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Consent order No: - Format I.0/BO/CAC-cell/EIC- TN- PN-5792-15/E/CAC-

Date 16/5/15

5790

To,
Ishwar Realty and Technologies Pvt Ltd ,
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli,
Mumbai- 400018.

Subject: Consent to Establish for residential and commercial project and multi level car parking building project Orange category.

Ref :

1. Environmental Clearance granted by MoEF vide no. F.no. 21-65/2014-IA.III dated 15.4.2015.
2. Your application approved in 2nd CAC meeting of 2015-16 held on 14.5.2015

Your application CE1504000500

Dated: 15 Apr 2015

For: Consent to Establish for residential and commercial project and multi level car parking building project

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 under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 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 is granted for a period up to commissioning of the project of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 3110 Crs (As per undertaking submitted by project proponent)
3. The Consent to Establish is valid for construction of residential and commercial project and multi level car parking building project M/s. Ishwer and Technology Pvt Ltd on plot bearing new sr. no. 62, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8, 63/9, 63/10A, 63/10B, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9, 66, 67, 68/1, 68/2, 68/3, 69/1, 69/2, 69/3, 69/4A, 69/5, 73/6, 65/1, 65/5, 59/1, 61, 65/4, 60, 68/4, 68/5, 69/4B, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9, 70/10, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/8, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73/1, 73/2, 73/3, 73/4, 73/5, 73/7, 65/2, 65/4, 65/3, 68/2 of Vill- Balkum New sr. no. 11, 92, 93/2B, 23/2, 23/4, 23/5, 30/1, 30/2, 30/3, 30/4, 31/1, 31/2, 31/3, 31/4, 32/1A, 32/2A, 32/2B, 32/3, 33/1, 12, 23/1, 23/3, 23/6, 25, 26, 30/5, 10/1B of vill-Dhokali and new sr. no. 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2, 52/3, 52/4, 52/5, 52/6, 53/1B, 53/2, 53/3, 53/4, 53/5, 53/6, 53/7B, 53/8, 54, 55/5, 55/7, 55/10A, 55/10B, 55/11, 55/12, 55/13, 55/14, 55/15, 60/11, 60/12, 60/13, 60/14, 60/16, 60/17, 60/18, 60/19, 60/20A, 104, 274/1, 60/8B, 6/9B, 60/10A, 60/11 B of vill- Kolshet, Thane, Maharashtra on total plot area 355704.6 sq.m. and total construction BUA(FSI+Non-FSI) 1842837.37 sq.m. including utilities and services as per construction commencement certificate issued by local body.

[Handwritten signature]



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

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	0.00	NA	NA
2.	Domestic effluent	5932.00	As per Schedule -I	Recycle and reuse and remaining discharge to municipal sewer

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	DG set (6x630 KVA)	6	As Per Schedule -II
2	D G Set (16 x 400 KVA)	16	As Per Schedule -II
3	DG set (315 KVA)	1	As Per Schedule -II
4	D G Set (3 x 150 KVA)	3	As Per Schedule -II

6. Conditions under Municipal Solid Waste (Management and Handling) Rule,2000 :

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
1	Wet Waste	14129 Kg/Day	Kg/Day	OWC	Use as manure
2	Dry Waste	9419	Kg/Day		Sale

7. Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. PP shall submit the affidavit within 15 days in the prescribed format regarding the compliance of conditions of EC and C to E.
11. The applicant shall comply with the conditions stipulated in Environmental Clearance granted by MoEF vide no F.no. 21-65/2014-IA.III dated 15.4.2015.
12. The applicant shall not take effective steps for implementation of construction project before implementing safe closure plan and obtaining associated certification regarding completion of the same. The consent to operate shall be granted only after compliance this condition.
13. The applicant shall comply with the conditions stipulated in NOC granted by Board on 28.4.2015 for disposal of hz soil/debris at MWML, Mumbai.

For and on behalf of the
Maharashtra Pollution Control Board



(Dr. P. Anbalagan, IAS)
(Member Secretary)

Received Consent fee of -

Sr. No.	Amount(Rs.)	DD. No.	Date	Drawn On
1	6220100	372572	13 Apr 2015	Kotak Mahindra Bank Ltd.

Copy to:

1. Regional Officer, Thane and Sub-Regional Officer MPCB, Thane-I
-- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updation purposes.

Schedule-I**Terms & conditions for compliance of Water Pollution Control:**

- 1) A) As per your application, you have proposed to install four Sewage Treatment Plants (STPs) with the design capacity of 1100 CMD, 100 CMD, 2700 CMD & 2200 CMD.
- B) The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27oC)	30
02	Suspended Solids	50
03	COD	100
04	Residual Chlorine	1ppm

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 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) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.

In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

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	6355.00
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



Schedule-II**Terms & conditions for compliance of Air Pollution Control:**

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO2
1	DG set (6 x 630 KVA)	Acoustic enclosure	5 Mtr *	Diesel	65 each	Ltr/Hr	1	
2	D G Set (16 x 400 KVA)		4 mtrs * each		32 each	Ltr/hr	1	
3	DG set (315 KVA)		3.5 mtrs *		32 each	Ltr/hr	1	
4	D G Set (3 x 150 KVA)		2.4 mtrs * each		17	ltr/hr	1	

* Above roof of the building in which it is installed.

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.

Particulate 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 (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 days from date of issue of consent	Towards compliance of EC and consent conditions	Upto Commissioning or 5 years which ever is earlier	Five years from date of issue of consent



Maharashtra Pollution Control Board

Schedule-IV**Conditions during construction phase**

a	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
b	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
c	Noise generating activity shall be carried out during day time only.

General Conditions:

- 1) The applicant shall provide facility for collection of environmental samples and samples of trade and 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) Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
- 3) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- 4) Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
- 5) The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
- 6) The firm shall submit to this office, the 30th day of September every year , the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- 7) The industry shall comply with the Hazardous Waste (M,H & TM) Rules, 2008 and submit the Annual Returns as per Rule 5(6) & 22(2) of Hazardous Waste (M,H & TM) Rules, 2008 for the preceding year April to March in Form-IV by 30th June of every year.
- 8) **The industry shall comply with the E- waste (M & H) Rules, 2012.**
- 9) An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before actual commencement of the Unit/ Activity.**
- 11) Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website(www.mpcb.gov.in).
- 12) The industry shall constitute an Environmental cell with qualified staff/personnel/agency to see the day to day compliance of consent condition towards Environment Protection.
- 13) The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution



control system. A register showing consumption of chemicals used for treatment shall be maintained.

14) 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel
- 15) The industry should not cause any nuisance in surrounding area.
- 16) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
- 17) The applicant shall maintain good housekeeping.
- 18) The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a statement on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end, with the Environment Statement.
- 19) The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
- 20) The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
- 21) The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
- 22) The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
- 23) The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification dt. 16.11.2009 as amended.

[Handwritten Signature]



Sr. No.	Name of Borrower(s)/ Co Borrowers/ Guarantors/ Legal Heirs, Loan Account No.	Details of the Secured Asset (s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Sanket Pravin Panchal (Borrower) Jagruti Pravin Panchal (Co-Borrower) Loan Account No. LHTNE00001299603	Flat No. C/601, in the building called "C" wing of the Chandresh Udayan Co-Operative Housing Society Ltd constructed on all the piece and parcel of land bearing Survey No. 242/4P H.No. 4 [Part], S.No. 81, Situated at Lodha Heritage, Nandivli, Bhopar, Dombivoli (E) Thane District Maharashtra.	Rs. 41,81,293/- January 16, 2024	Rs. 21,12,323/- Rs. 2,11,240/-	February 20, 2024 11:00 AM 03:00 PM	March 05, 2024 02:00 PM 03:00 PM
2.	Manohar Shankar Patil (Borrower) Manjusha Manohar Patil (Co-Borrower) Atharva Metals Pvt Ltd (Co-Borrower) Sameer Sham Jale Loan Account No. NHTNE00001303144	Property 1 - Flat No. 2102 on the 21st floor of C wing on Residential/Commercial Building Known as "Tower-I", "Avant Heritage, CTS NO. 157, 157/1 to 55, 158, 158/1 to 33, 192 (P) situated at village Majas, Taluka Andheri at Jogeshwari East Mumbai-400 060 Property No. 2 - Flat No. 2206 on the 22nd floor of C wing on Residential/Commercial Building Known as "Tower-I", "Avant Heritage, CTS NO. 157, 157/1 to 55, 158, 158/1 to 33, 192 situated at village Majas, Taluka Andheri at Jogeshwari East Mumbai-400 060 Property No. 3 - Flat No. 101 on the 1st floor of A wing on Residential/Commercial Building Known as "Avant Heritage-I, CTS NO. 157, 157/1 to 55, 158, 158/1 to 33, 192 (P) situated at village Majas, Taluka Andheri at Jogeshwari East Mumbai-400 060	Rs. 3,29,48,200/- January 16, 2024	Rs. 66,45,746/- Rs. 6,64,580/- Rs. 66,45,746/- Rs. 6,64,580/- Rs. 78,33,409/- Rs. 7,83,350/-	February 20, 2024 11:00 AM 03:00 PM	March 05, 2024 02:00 PM 03:00 PM

The online auction will be conducted on website (URL Link- <https://BestAuctionDeal.com>) of our auction agency **GlobeTech**. The Mortgagees/notice are given a last chance to pay the total dues with further interest till **March 04, 2024** before **05:00 PM** else these secured assets will be sold as per above schedule.

The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at **ICICI Home Finance Company Limited, Office No. 105 to 107, 1st Floor, Plot No. 29, Ayre, AAI CHS Ltd., Kelkar Road, Ramnagar, Dombivoli (E) - 421201** on or before **March 04, 2024** before **04:00 PM**. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions form at **ICICI Home Finance Company Limited, Office No. 105 to 107, 1st Floor, Plot No. 29, Ayre, AAI CHS Ltd., Kelkar Road, Ramnagar, Dombivoli (E) - 421201** on or before **March 04, 2024** before **05:00 PM**. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/ Scheduled Bank in favor of "ICICI Home Finance Company Ltd. - Auction" payable at **Thane, Mumbai**.

For any further clarifications with regards to inspection, terms and conditions of the auction or submission of tenders, kindly contact **ICICI Home Finance Company Limited on 9920807300** or our Sales & Marketing Partner **NexXen Solutions Private Limited**. The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit <https://www.icicifin.com/>

Date : February 13, 2024
Place : Thane, Mumbai

Authorized Officer
ICICI Home Finance Company Limited

Sr. No.	Loan File No./ Branch Name/ Name of the Borrower/ Co Borrower/ Guarantor Name	Property Address/ Property Area (built up in Sq Ft)	Demand notice issued date	Date of Physical Possession	Total Outstanding as on 10.02.2024 (Incl.POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
13	MH0340600108244/ VIRAR/ LAXMI PANKAJ MAJHI/ PANKAJ HAREKRISHNA MAJHI	FLAT NO.401, 4TH FLOOR, A-WING, SHUBHAM-2 CHS LTD, BHATI BUNDER ROAD, NEAR SHRI RAM MANDIR, NR.HANUMAN MANDIR, AGASHI RD, NANBHAT RD, BOLINJ, VIRAR(W)THANE VIRAR(W) NEAR SHRI RAM MANDIR Land Mark: NEAR SHRI RAM MANDIR, Police Station: VIRAR(W), Pin Code: 401303/ Area in SQ FT 322	16.12.2016	13.10.2023	Rs. 814143/-	Rs. 1102400/-
14	MH0340610006268/ VIRAR/ BHAVNA VICKY SHAH/ VICKY KISHOR SHAH	GUT No: 46, Building Name: MAITRY HEIGHTS, House No: B 703, Floor No: 7TH FLOOR, Plot No: 46, Street Name: BLDG NO 6A, Sector Ward No: SECTOR NO III, Land Mark: NEAR COSMOS GROUP, Village: DONGARE, Location: Virar (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR WEST, North By: OPEN SPACE, South By: TALWAR GROUP, East By: UNDER CONSTRUCTION RME MALL, West By: INTERNAL ROAD, / Area in SQ FT 374	28.08.2021	22.12.2022	Rs. 4191191/-	Rs. 2244000/-
15	MH0340610002567/ VIRAR/ MANOJ KANCHAN SUVARNA	GUT No: 281/282, Building Name: ADIRAJ STATUS, House No: A/505, Floor No: 5TH FLR, Plot No: A-WING, Street Name: FIST MARKET ROAD, Sector Ward No: B/H RAJIV GANDHI SCHL, Land Mark: B/H RAJIV GANDHI SCHOOL, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: B WING, South By: RELIABLE COMPLEX, East By: RAILWAY TRACK, West By: RESIDENTIAL BLDG, / Area in SQ FT 456	18.09.2017	12.07.2023	Rs. 4188559/-	Rs. 2172000/-
16	MH0340610005328/ VIRAR/ SUBHASH SHRIDHAR PATIL	GUT No: 272 273 274 275 276, Building Name: STAR RESIDENCY J & K CHS LTD, House No: J/408, Floor No: 4TH, Plot No: 272 273 274 275 276, Street Name: EVERSHINE CITY, Land Mark: NEAR EVERSHINE MEDICAL, Village: ACHOLE, Location: Vasai East IE, Taluka: VASAI, State: Maharashtra, Pin Code: 401208, Police Station: VASAI EAST, North By: STAR RESIDENCY I WING, South By: NEMINATH TOWER, East By: STAR RESIDENCY E WING, West By: ISSI HOSPITAL, / Area in SQ FT 349	29.07.2016	11.08.2023	Rs. 5341181/-	Rs. 2149600/-
17	MH0340610007693/ VIRAR/ AMIT ASHOK GADE/ POOJA AMIT GADE	GUT No: 32, Building Name: RAJ PALACE BLDG NO 2, House No: 704 WING B, Floor No: 7TH, Plot No: 32, Street Name: LAXMIBEN CHHEDA MARG, Land Mark: BEHIND BHAVESH PLAZA, Village: NALLASOPARA, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: A WING, South By: BUILDING, East By: OPEN SPACE, West By: OPEN SPACE, / Area in SQ FT 405	28.08.2021	30.06.2023	Rs. 3004919/-	Rs. 2177450/-
18	MH0340610005569/ VIRAR/ SAKSHI NANDKISHOR PANCHAL/ NANDKISHORE P PANCHAL	GUT No: 267, Building Name: VATAVRUKSHA BLDG NO 2, House No: A 203, Floor No: 2ND, Plot No: A WING, Street Name: PATIL ALI, Land Mark: PATIL ALI, Village: BOLINJ, Location: Virar (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR WEST, North By: OPEN PLOT, South By: BUNGLON NAIK, East By: OPEN PLOT, West By: MUKUND ASHRAM, / Area in SQ FT 347	27.10.2018	26.04.2023	Rs. 2775594/-	Rs. 1531200/-

DATE OF E-AUCTION & TIME : 29.02.2024 at the Web-Portal (<https://www.bankauctions.com>) from 12.00 PM TO 02:00 PM Noon with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office on 28.02.2024 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets/properties in terms and conditions of the SARFAESI Act, 2002 and rules thereunder) GICHF invites OFFERS EITHER in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS:

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.

3. The interested bidders shall submit their EMD through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. Intending bidders are required to deposit Earnest Money Deposit(s) (EMD) @ 10% of the above said reserve price, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 05111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT ADDRESS : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021 IFSC Code - UBIN0800511. The said EMD Deposit(s) shall be adjusted in the case of successful bidders, otherwise refunded. The said earnest money deposit(s) will not carry any interest

4. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. selfattested copy of Voter ID Card/ Driving License/ Passport etc., without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III can be downloaded from the Web Portal: <https://www.bankauctions.com> AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s C1 India Pvt Ltd, Plot No-68, Sector-44, Gurugram Haryana - 120003, E-mail id : support@bankauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124/ 1125/1126, for any queries / Sales Enquiries, Contact Name : Bhavik Pandya - Mo:-8866682937, maharashtra@c1india.com. For Property queries Please Contact - Santosh Khavare - 9819906655 / SUSHMA SHETTY : 8108986111 / Siddharth Mishra - 85828 82530

5. The interested bidder has to submit their Bid Documents (EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)) on or before last date of bid submission and after going through the Registering Process (One Time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.

6. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/Secured Creditor, after required verification

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/right in respect of property/ amount

8. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of eAuction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

10. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

11. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankauctions.com> before submitting their bids and taking part in the e-Auction

12. The publication is subject to the force major clause.

SPECIAL INSTRUCTIONS:

Bidding in the last moment should be avoided in the bidders own interest as neither the GIC HFL nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : 13.02.2024

Place : Borivli / Boisar / Vasai / Virar

Sd/-
Authorised Officer

PUBLIC NOTICE

The proposed Residential and Commercial Development located at village Balkum, Dhokoli and Kolsket of Thane (West), Maharashtra by M/s. Macrotech Developers Limited was accorded the Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA), Environment Department, Govt. of Maharashtra under letter no.: (SIA/MH/INFRA2/451848/2023) on 08.02.2024.

The copies of clearance letter are available with the State Level Environment Impact Assessment Authority (SEIAA) and may also be seen at website at <https://parivesh.nic.in/>

MUMBAI SLUM IMPROVEMENT BOARD

A REGIONAL UNIT OF
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

Tel no. - 022-66405250, E-mail - eee.east1@gmail.com
Ref no. EE/East/MSIB / etender /114 / 2023-24

e-TENDER NOTICE

Executive Engineer (East) Division, Mumbai Slum Improvement Board, (Unit of MHADA) Room No. 536, 4th Floor, Griha Nirman Bhavan, Bandra (East), Mumbai-400051 Phone Number (022) 66405251 is inviting Open / Regular e-Tender for the 11 number of works in the form of B1 (Percentage Rate) from the Registered contractors in the corresponding appropriate class of contractor or any Govt. / Semi Govt. organization, via online e-tendering system. The detailed tender notice and Tender Documents shall be available & can be downloaded from Government of Maharashtra portal <https://mahatenders.gov.in>. Bidding documents can be loaded on the website. The tender Document sale sum on dated 14/02/2024, 10.30 pm to Document sale end date 21/02/2024, 6.15 pm. Corrigendum / Amendments if any could be published only on the <https://mahatenders.gov.in> website. The Competent Authority reserves the right to reject any or all the tenders without assigning any reason there of Conditional offers will not be accepted.

Sd/-
Executive Engineer (East)
M S I B Board, Mumbai

MHADA - Leading Housing Authority in the Nation
CPRO/A/164

GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHL, National Insurance Building, 6th Floor, J. T. Road, Next to Astoria Hotel, Churchgate, Mumbai, 400 020 Tel.: (022) 43041900
Email: corporate@gichf.com Website: www.gichfindia.com

GICHL BOISAR BRANCH : 235, Second Floor, Harmony Plaza, Opp. SBI, Tarapur Road, Boisar (W) - 401501
Contact No. 02525 - 266803 / 267010 Email : boisar@gichfindia.com Contact No. SANTOSH KHAVARE - 9819906655

GICHL BORIVALI BRANCH : 401, 4th Floor, Soni Shopping Center, Above Om Jewellers, L.T.Road, Borivali (W), Mumbai-400092
Email : borivali@gichfindia.com Office Tel : 022-28917002/28921603 Contact No. SANTOSH KHAVARE - 9819906655

GICHL VASAI BRANCH : 1st Floor, Kini Associates Building, Behind Stella Petrol pump, Vasai West, Mumbai-400425
Branch : vasai@gichf.co.in Contact No. SUSHMA SHETTY : 8108986111

GICHL VIRAR BRANCH : 3rd Floor, Sandeep House, Tirupati Nagar Phase-1, Opp. Royal Academic School, Virar (W)-401303.
Branch : virar@gichfindia.com Contact No. SIDDHARTH MISHRA - 85828 82530

E-AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken **PHYSICAL POSSESSION** of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Loan File No./ Branch Name/ Name of the Borrower/ Co Borrower/ Guarantor Name	Property Address/ Property Area (built up in Sq Ft)	Demand notice issued date	Date of Physical Possession	Total Outstanding as on 10.02.2024 (Incl.POS, Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	MH0630600000106/ BOISAR/ JIGNESH MAHESH GOTHAL/ MAHESH GANGARAM GOTHAL	GUT No: 175, Building Name: SERENE APARTMENT- BLDG NO. 04, House No: FLAT NO. B-03, Floor No: GROUND, Plot No: H.NO. 05/06, Street Name: MANVEL PADAROAD, Street No: .., Sector Ward No: JAGANNATH HOSPITAL, Land Mark: NEAR BRAMHA COMPLEX, Village: VIRAR, Location: Virar East, Taluka: VASAI, State: Maharashtra, Pin Code: 401305, Police Station: VIRAR EAST, North By: INTERNAL ROAD, South By: SAI SUNDER BLDG NO 2, East By: A WING, West By: INTERNAL ROAD, / Area in SQ FT 301	02-08-2021	12-09-2022	Rs. 2450455/-	Rs. 1689167/-
2	MH0630600000060/ BOISAR/ MARIO J DMELLO	GUT No: 175, Building Name: JIVDANI KRUPA APT- BLDG NO. 14, House No: FLAT NO. A- 401, Floor No: FOURTH, Plot No: H No. 5/ 6, Street Name: MANVELPADAROAD, Street No: .., Sector Ward No: .., Land Mark: NEAR BRAMHA COMPLEX, Village: VIRAR EAST, Location: Virar (E), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR EAST, North By: OPEN SPACE, South By: BLDG NO. 11 B, East By: BLDG NO. 13, West By: BLDG NO. 14 B, / Area in SQ FT 242	01-04-2021	24-03-2022	Rs. 1746354/-	Rs. 1135214/-
3	MH0630600000042/ BOISAR/ ROHITKUMAR KESHUBHAI VAGADIA/JYOTI ROHITKUMAR VAGADIA	GUT No: 265, Building Name: SAI ABHYUDAY COMPLEX, House No: FLAT NO. B-004, Floor No: GROUND, Plot No: HISSA NO. 02, Street Name: SHRI PRASTHA, Street No: .., Sector Ward No: .., Land Mark: NEAR FUNFIESTA THEATER, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: OPEN SPACE, South By: D WING, East By: A WING, West By: OPEN SPACE, / Area in SQ FT 323	03-02-2020	18-04-2022	Rs. 2393201/-	Rs. 1751369/-
4	MH0630600000527/ BOISAR/ JITENDRA KUMAR PRAJAPATI/ KAMLA JITENDRA PRAJAPATI	GUT No: GUNT 134, Building Name: PARASNATH NAGARI, House No: 103 WING C, Floor No: 1, Plot No: H NO 1 AND 2, Street Name: UMROLI EAST, Sector Ward No: 4, Land Mark: UMROLI, Village: UMROLI, Location: Umroli, Taluka: PALGHAR, State: Maharashtra, Pin Code: 401404, Police Station: UMROLI EAST, North By: OPEN PLOT, South By: OPEN PLOT, East By: BLDG NO 2, West By: OPEN PLOT, / Area in SQ FT 369	14-02-2019	05-02-2020	Rs. 1871303/-	Rs. 1117981/-
5	MH05806000001714/ BORIVALI/ RUPA DILIP DAS/ MAYURESH GOPINATH CHAVAN	GUT No: 190, Building Name: CHANDRESH BREEZE CHS LTD, House No: B/004, Floor No: GROUND, Plot No: 9, Street Name: ACHOLE ROAD, Sector Ward No: 1, Land Mark: CRYSTALL HIGH SCHOOL, Village: ACHOLE, Location: Nallosapare E, Taluka: VASAI, State: Maharashtra, Pin Code: 401209, Police Station: NALLASOPARA EAST, North By: MAHALAKSHMI NIWAS, South By: CHANDRESH BUILDING, East By: BHAU COMPLEX, West By: MAHALAKSHMI NIWAS, / Area in SQ FT 354	12-01-2019	07.02.2023	Rs. 3243521/-	Rs. 2024000/-
6	MH0580600000762/ BORIVALI/ SACHIN SHASHIKANT SAGAVEKAR/ VAISHALI SACHIN SAGVEKAR	GUT No: 196, Building Name: SUNDARAM PLAZA, House No: C 301, Floor No: 3RD, Street Name: NILEMORE, Land Mark: NEAR JAIN MANDIR, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: INTERNAL ROAD, South By: B WING, East By: D WING, West By: JAIN MANDIR, / Area in SQ FT 418	17-03-2018	26.08.2021	Rs. 3836412/-	Rs. 2238080/-
7	MH0740600000666/ VASAI/ SONALI PANDHURANG SHINDE	GUT No: 10, Building Name: RAIGAD CHS LTD, House No: E21(V/C/MC E/205), Floor No: 2ND, Plot No: H NO 03, Street Name: CHATRAPATI SHIVAJI NAGAR, Sector Ward No: WARD NO.53, Land Mark: NR MAHANGARPALIKA, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: SAJANGAD CHS LTD, South By: SIDDHIVINAYAK CHS LTD, East By: TIKANA CHS LTD, West By: BUNGLON, / Area in SQ FT 280	09.06.2022	09.06.2023	Rs. 1653777/-	Rs. 1478400/-
8	MH0740600000576/ VASAI/ RAJESH R SINGH	GUT No: 197 199, Building Name: SURUCHI CHS LTD, House No: A/105, Floor No: 1ST, Land Mark: NEAR MOHAK CITY, Village: VIRAR, Location: Virar East, Taluka: VASAI, State: Maharashtra, Pin Code: 401305, Police Station: VIRAR EAST, North By: ROAD, South By: OPEN SPACE, East By: OPEN SPACE, West By: RASHMI GARDEN, / Area in SQ FT 359	03.05.2021	15.09.2022	Rs. 3537294/-	Rs. 2353275/-
9	MH0740600000781/ VASAI/ AJAY RAM SINGH/ HIRADEVI RAM SINGH	GUT No: S NO 256, Building Name: ANAND VIEW, House No: B 208, Floor No: 2ND, Plot No: 256, Street Name: NILE MORE, Sector Ward No: 55, Land Mark: NEAR TAPSYA TOWER, Village: NILEMORE, Location: NALLASOPARA (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401203, Police Station: NALLASOPARA WEST, North By: OPEN PLOT, South By: OPEN PLOT, East By: ROAD, West By: NEW CONSTRUCTION, / Area in SQ FT 270	03.05.2021	31.01.2023	Rs. 2079765/-	Rs. 1535733/-
10	MH0340610006236/ VIRAR/ TAMILSELVAN JAGANTHAN/ SUMITHRA TAMILSELVAN	GUT No: 175, Building Name: SAI PLAZA APARTMENT BLDG NO. 5, House No: 101/B WING, Floor No: 1ST FLOOR, Plot No: 175, Street Name: MANVELPADAROAD, Land Mark: BRAMHA COMPLEX, Village: VIRAR, Location: Virar (E), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR EAST, North By: ARYA NATH NO 60, South By: SAI YES APARTMENT, East By: SAI PLAZA NO 5A, West By: OPEN PLOT, / Area in SQ FT 399	21.10.2016	12.07.2023	Rs. 4509195/-	Rs. 1757995/-
11	MH0340610008126/ VIRAR/ HARISHANKAR GUPTA/ MEERA HARISHANKAR GUPTA	GUT No: 69, Building Name: VISHNU SAMNALE APARTMENT, House No: 01 02 WING B, Floor No: GROUND, Plot No: 69, Street Name: SATPALE ROAD, Sector Ward No: UMERGOTHAN, Land Mark: OPP HANUMAN MANDIR, Village: VATAR, Location: Virar (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR WEST, North By: RESIDENTIAL BLDG, South By: ROAD, East By: RICE MILL, West By: OPEN PLOT, / Area in SQ FT 448	17.05.2021	30.11.2022	Rs. 1784287/-	Rs. 1798080/-
12	MH0340610007182/ VIRAR/ YATIN VANMALI VANJARJI/ URMILA VANMALI VANJARJI	GUT No: 1A/167, Building Name: BACHRAJ RESIDENCY, House No: FLAT 004 A WING, Floor No: GROUND, Plot No: 1 TO 4, Street Name: NARANGI ROAD, Sector Ward No: BUILDING NO 02, Land Mark: NEAR RUSTOMJEE SCHOOL, Village: DONGARE, Location: Virar (W), Taluka: VASAI, State: Maharashtra, Pin Code: 401303, Police Station: VIRAR WEST, North By: GARDEN, South By: COMPOUND WALL, East By: POONAM COMPLEX, West By: B WING, / Area in SQ FT 375	17.05.2021	26.12.2022	Rs. 3069770/-	Rs. 2250000/-

For GIC Housing Finance Ltd.

Sd/-
Authorised Officer

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

TEST REPORT

ISSUED TO: **MACROTECH DEVELOPERS LIMITED**

ULR NO. : **ULR-TC14909 25 000005363F**
REPORT NO. : **UT/ELS/REPORT/ 07873 /06 -2025**
ISSUE DATE : **18/06/2025**
YOUR REF. : **VERBAL CONFIRMATION**
REF. DATE : **11/06/2025**

For Project: **Residential Cum Commercial Development**
Balkum, Dhokali & Kolshet, Thane (W)

SAMPLE PARTICULARS		AMBIENT AIR QUALITY MONITORING	
Sampling Plan Ref. No.:	: 70-06/2025	Location Code	: 1
Sampling Procedure	: UT/LQMS/SOP/AA01A	Sample Location	: AT PROJECT SITE.
Date & Time of Sampling	: 11/06/2025 09:00 Hrs. to 12/06/2025 09:00 Hrs.	GPS Co-ordinates	: N 19°14'04.70", E 72°59'09.80"
Sample Registration Date	: 13/06/2025	Height of Sampler	: 1 Meter
Analysis Starting Date	: 13/06/2025	Sampling Duration	: 24:00 Hours:Minutes
Analysis Completion Date	: 17/06/2025	Sample Lab Code	: UT/ELS/0487/06-2025
Ambient Air Temperature	: 22.8 °C to 30.4 °C	Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.
Relative Humidity	: 52.4 % to 58.9 %		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs. [^] or 1 Hr. [^]
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	7	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	25	µg/m ³	80
3	Particulate Matter (PM ₁₀)	IS 5182 (Part 23) : 2006	75	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	28	µg/m ³	60
5	Carbon Monoxide (CO) ¹	IS 5182 (Part 10) : 1999	1.2	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: *The parameters tested above are found to be within TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV.*

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/193	Polltech	PEM-ADS 2.5/10µ	1318	29/12/2025
	Respirable Dust Sampler	UT/LAB/172	Polltech	PEM-RDS 9	315	17/09/2025

- Note: 1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was Sunny & Clear
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.
7. Air Quality Index (AQI) at above sampling location 75 which is Satisfactory as per National AQI based on concentrations obtained for reported parameters.
[National Air Quality Index (IND-AQI) is calculated using AQI Calculator available at '<https://cpb.nic.in/National-Air-Quality-Index/>']

Authorized By:

Deepa Gautam
Authorized Signatory



- END OF TEST REPORT -

TEST REPORT

ISSUED TO: M/s. MACROTECH DEVELOPERS LIMITED
For Your Project: 'Residential Cum Commercial Development
'Balkum, Dhokali & Kolshet, Thane (W)

ULR NO. : --
REPORT NO. : UT/ELS/REPORT/7789/06-2025
ISSUE DATE : 16/06/2025
YOUR REF. : Verbal Confirmation
REF. DATE : 11/06/2025

SAMPLE PARTICULARS : **NOISE LEVEL QUALITY MONITORING**
Sampling Plan Ref. No. : 70-06/2025 **Sample Lab Code :** UT/ELS/0488/06-2025
Sampling Procedure : UT/LQMS/SOP/N01
Date of Monitoring : 11/06/2025
Survey Done By : ULTRATECH ENVIRONMENTAL CONSULTANCY & LABORATORY PVT.LTD.

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	11:00 to 11:05	53.8	23:40 to 23:45	43.4
02.	At Project Site	11:10 to 11:15	53.4	23:50 to 23:55	42.2

Remark/ Statement of Conformity: *The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference. (Turnover to find Annexure).*

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL4035SD Sr. no. Q682239	Valid up to - 21/03/2026

Note: 1. Measurement was done following laboratory's SOP (UT/LQMS/SOP/N01) based on CPCB's protocol for Ambient Noise Monitoring, July 2015.
2. This test report refers only to the monitoring conducted.
3. This test report may not be reproduced in part, without the permission of this laboratory.
4. Any correction invalidates this test report.



Authorized By:

Jayashree
Jayashree Acharya
(Authorized Signatory)

- END OF REPORT -

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)

• **SCHEDULE**

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• **CONSTRUCTION ACTIVITIES**

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• **THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE**

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

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

TEST REPORT

ISSUED TO: MACROTECH DEVELOPERS LIMITED **ULR NO. :** ULR-TC14909 25 000005456F
REPORT NO. : UT/ELS/REPORT/ 8022 /06 -2025
ISSUE DATE : 20/06/2025
For Project: Residential Cum Commercial Development' **YOUR REF. :** VERBAL CONFIRMATION
Balkum, Dhokali & Kolshet, Thane (W) **REF. DATE :** 11/06/2025

SAMPLE PARTICULARS : **WATER SAMPLE ANALYSIS**
Sampling Plan Ref. No. : 70-06/2025 **Sample Type :** Drinking Water
Sampling Procedure : UT/LQMS/SOP/W01A **Sample Location :** AT PROJECT SITE.
Date & Time of Sampling : 12/06/2025 10:10 Hrs. **Sample Quantity & :** 2L in Polyethylene Container.
Sample Registration Date : 13/06/2025 **Packaging Details**
Analysis Starting Date : 13/06/2025
Analysis Completion Date : 19/06/2025
Sample Lab Code : UT/ELS/0489/06-2025
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
A] Organoleptic and Physical Parameters					
1	pH @ 25° C	IS 3025 (Part 11) : 2022	7.3	-	6.5-8.5
2	Turbidity	IS 3025 (Part 10) : 2023	BDL[DL=0.1]	NTU	Max 1
3	Total Dissolved Solids	IS 3025 (Part 16) : 2023	117	mg/L	Max 500
4	Electrical Conductivity @ 25° C	APHA 24th Ed. 2510 B : 2023	180	µS/cm	NA
B] General Parameters Concerning Substances Undesirable in Excessive Amounts					
1	Ammonia as NH ₃ -N	APHA 24th Ed. 4500- NH3- F : 2023	BDL[DL=0.01]	mg/L	Max 0.5
2	Calcium as Ca	IS 3025 (Part 40); Clause 5 : 2024	13	mg/L	Max 75
3	Chlorides as Cl ⁻	IS 3025 (Part 32); Clause 2 : 1988	19	mg/L	Max 250
4	Fluoride as F ⁻	APHA 24th Ed. 4500- F- B,D : 2023	BDL[DL=0.2]	mg/L	Max 1.0
5	Iron as Fe	IS 3025 (Part 53); Clause 7 : 2024	BDL[DL=0.06]	mg/L	Max 0.3
6	Magnesium as Mg	IS 3025 (Part 46); Clause 5 : 2023	9	mg/L	Max 30
7	Nitrate as NO ₃ ⁻ - N	IS 3025 (Part 34/Sec 1), Clause 6.4 : 2023	0.3	mg/L	Max 45
8	Sulphate as SO ₄ ²⁻	IS 3025 (Part 24/Sec 1; Clause 5 : 2022	15	mg/L	Max 200
9	Phosphorus as PO ₄ ³⁻ - P	APHA 24th Ed. 4500- P E : 2023	BDL[DL=0.01]	mg/L	NA
10	Potassium as K	APHA 24th Ed. 3500 K : 2023	0.5	mg/L	NA
11	Sodium as Na	APHA 24th Ed. 3500 Na : 2023	11.5	mg/L	NA
12	Total Alkalinity as CaCO ₃	IS 3025 (Part 23) : 2023	58	mg/L	Max 200
13	Total Hardness as CaCO ₃	IS 3025 (Part 21) : 2009	67	mg/L	Max 200
BDL: Below Detection Limit		DL: Detection Limit		NA: Not Applicable	

Remark/ Statement of Conformity: The parameters tested above are found to be within standard limit/range specified in IS 10500 : 2012. For parameters Electrical Conductivity, Phosphorous, Sodium & Potassium standard limit/range is not specified hence statement of conformity can't be given.

- Note:**
- This test report refers only to the sample tested.
 - This test report may not be reproduced in part, without the permission of this laboratory.
 - Any correction invalidates this test report.
 - Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
 - This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 8023 / 06 - 2025 Dated 20/06/2025 for final conclusion.

- END OF TEST REPORT -



Authorized By:

Prashree Acharya
Prashree Acharya
Authorized Signatory

TEST REPORT

ISSUED TO:	MACROTECH DEVELOPERS LIMITED	ULR NO.	: --
		REPORT NO.	: UT/ELS/REPORT/ 8023 /06 -2025
		ISSUE DATE	: 20/06/2025
For Project:	Residential Cum Commercial Development'	YOUR REF.	: VERBAL CONFIRMATION
Balkum, Dhokali & Kolshet, Thane (W)		REF. DATE	: 11/06/2025

SAMPLE PARTICULARS		WATER SAMPLE ANALYSIS	
Sampling Plan Ref. No.:	: 70-06/2025	Sample Type	: Drinking Water
Sampling Procedure	: UT/LQMS/SOP/W01A	Sample Location	: AT PROJECT SITE.
Date & Time of Sampling	: 12/06/2025 10:10 Hrs.		
Sample Registration Date	: 13/06/2025		
Analysis Starting Date	: 13/06/2025	Sample Quantity &	: 2L in Polyethylene Container.
Analysis Completion Date	: 19/06/2025	Packaging Details	: 100 ml in Sterilized Corning Bottle for Bacteriological Parameters.
Sample Lab Code	: UT/ELS/0489/06-2025		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012 (Acceptable Limit)]
General Parameters Concerning Substances Undesirable in Excessive Amounts					
1	Phenolphthalein Alkalinity as CaCO3	IS 3025 (Part 23) : 1986	BDL[DL=1]	mg/L	NA
2	Calcium Hardness as CaCO3	IS 3025 (Part 21) : 2009	32	mg/L	NA
Parameters Concerning Toxic Substances					
1	Lead as Pb	IS 3025 (Part 47); Clause 6 : 2024	BDL[DL=0.6]	mg/L	Max 0.01
Bacteriological Quality of Drinking Water					
1	Total Coliform Bacteria	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable
2	Escherichia Coliform (E. coli)	IS 1622:1981	ABSENT	--	Shall not be detectable
3	Fecal Coliform (F. coli)	IS 1622:1981	BDL[DL=2]	MPN/100ml	Shall not be detectable

BDL: Below Detection Limit **DL: Detection Limit** **NA : Not Applicable**

Remark/ Statement of Conformity: The parameters tested above are found to be within standard limit/range specified in IS 10500 : 2012. For parameters Phenolphthalein Alkalinity & Calcium Hardness standard limit/range is not specified hence statement of conformity can't be given.

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Parameter/s tested are not covered under NABL scope.
 5. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 24th Edition and IS3025 (Part 1).
 6. This test report shall be referred along with Test Report No. UT/ELS/REPORT/ 8022 / 06 - 2025 Dated 20/06/2025 for final conclusion.



Authorized By:

Jayashree Acharya
Authorized Signatory

- END OF TEST REPORT -

TEST REPORT

ISSUED TO:	M/s. MACROTECH DEVELOPERS LIMITED	ULR NO.	: ULR-TC14909 25 000005490F
		REPORT NO.	: UT/ELS/REPORT/ 8066 /06 -2025
		ISSUE DATE	: 20/06/2025
For Project:		YOUR REF.	: Verbal Confirmation
Residential Cum Commercial Development Balkum, Dhokali & Kolshet, Thane (W)		REF. DATE	: 11/06/2025

SAMPLE PARTICULARS	:	SOIL SAMPLE ANALYSIS	
Sampling Plan Ref. No.:	: 70-06/2025	Sample Type	: Soil
Sampling Procedure	: UT/LQMS/SOP/S01A	Sample Location	: At Project Site
Date & Time of Sampling	: 12/06/2025 10:30 Hrs.		
Sample Registration Date	: 13/06/2025		
Analysis Starting Date	: 13/06/2025		
Analysis Completion Date	: 20/06/2025	Sample Quantity & Packaging Details	: 1 Kg. in Ziplock Plastic Bag. (Approximately)
Sample Lab Code	: UT/ELS/0490/06-2025		
Sample Collected By	: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.		

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water] @ 25°C	IS 2720 (Part 26) : 1987	7.2	-
2	Electrical Conductivity [1:2 Soil:Water] @ 25°C	IS 14767:2000	412	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1127	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	7.6	%
5	Organic Matter	IS 2720 (Part 22):1972	1.0	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.6	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	54.8	%
8	Cation Exchange Capacity	US EPA SW 846, Method 9080 : 1986	26.5	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	(meq/kg) ^(0.5)
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	82	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	64	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	78	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	118	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.8	mg/kg
			1.4	kg/ha [†]
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	33	mg/kg
			56	kg/ha [†]
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	126	mg/kg
			213	kg/ha [†]
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	91	mg/kg
			154	kg/ha [†]
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35 & S37	70521	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35 & S37	77	mg/kg

Remark/ Statement of Conformity: NIL

- Note:**
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 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
 5. Test results reported with unit/s † are obtained from scientific conversions/calculations applied to test results in mg/kg.



Authorized By:

Shailish Salvi

Shailish Salvi
Authorized Signatory

- END OF TEST REPORT -

