

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

Date: 11.11.2024

To,  
State Level Environment Impact Assessment Authority Maharashtra,  
Environment Department,  
New Administration Building,  
15th floor, Mantralaya, Mumbai  
State: Maharashtra

**Subject** : Submission of December 2024 Six Monthly Compliance Report for our  
"Proposed construction of residential buildings with Shop line on the plot  
bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1,  
2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr.  
Nitin Patil"  
**Reference** : Environmental Clearance received vide letter no. SEAC-2212/C.R.238/TC-II,  
Dated 25<sup>th</sup> January 2016 as per General condition no. IX and XII.

Respected Sir,

With reference to above mentioned subject and as per the condition stated in  
Environmental Clearance Letter, we would like to submit the **December 2024 Six Monthly  
Compliance Report** after receipt of Environmental Clearance for above mentioned site.

Hereby we are enclosing Data-Sheet along with annexure in format along with above  
mentioned Enclosures.

Please find this December 2024 Six monthly Compliance report after receiving  
Environmental Clearance along with this letter.

Thanking you,  
Yours Sincerely,

For Mr. Nitin Patil

AUTHORIZED SIGNATORY



Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

Date: 11.11.2024

To,  
Shri Kanwarjit Singh, IFS  
Additional Principal Chief Conservator of Forests (C),  
Ministry of Environment, Forest and Climate Change,  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building Civil Lines, Nagpur 440001  
Tel.No.0712-2531318  
Email: [moefregionalofficenagpur@gmail.com](mailto:moefregionalofficenagpur@gmail.com)

**Subject** : Submission of December 2024 Six Monthly Compliance Report for our  
"Proposed construction of residential buildings with Shop line on the plot  
bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1,  
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Thanking you,  
Yours Sincerely,

For Mr. Nitin Patil

AUTHORIZED SIGNATORY



# M/s. VIVA SWASTIK HOMES

Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

Date: 11.11.2024

To,  
Sh Prasoon Gargava (Scientist 'E' & Regional Director)  
CENTRAL POLLUTION CONTROL BOARD,  
Parivesh Bhawan, Opp. VMC Ward Office No. 10,  
Subhanpura, Vadodara-390 023  
Tel 0265-2392603  
E-mail: [prasoon.cpcb@nic.in](mailto:prasoon.cpcb@nic.in)

Subject : Submission of December 2024 Six Monthly Compliance Report for our  
"Proposed construction of residential buildings with Shop line on the plot  
bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1,  
2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr.  
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mentioned Enclosures.

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Environmental Clearance along with this letter.

Thanking you,  
Yours Sincerely,

For Mr. Nitin Patil



AUTHORIZED SIGNATORY



# M/s. VIVA SWASTIK HOMES



Ref. No. \_\_\_\_\_

Date : \_\_\_\_\_

Date: 11.11.2024

To,  
S.R.O. Thane II,  
Plot No. P - 30, 5th floor,  
Office Complex,  
Mulund Check naka , Thane.

**Subject** : Submission of December 2024 Six Monthly Compliance Report for our "Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil"

**Reference** : Environmental Clearance received vide letter no. SEAC-2212/C.R.238/TC-II, Dated 25th January 2016 as per General condition no. IX and XII.

Respected Sir,

With reference to above mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **December 2024 Six Monthly Compliance Report** after receipt of Environmental Clearance for above mentioned site.

**Hereby we are enclosing Data-Sheet along with annexure in format along with above mentioned Enclosures.**

Please find this December 2024 Six monthly Compliance report after receiving Environmental Clearance along with this letter.

Thanking you,  
Yours Sincerely,

For Mr. Nitin Patil

AUTHORIZED SIGNATORY



# **SIX MONTHLY COMPLIANCE REPORT**

## **(December 2024)**

**Of**

**Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane**

**Project by**  
**Mr. Nitin Patil**

**Prepared By**

  
**Manu srushti**

*...Towards Primitive Nature*

**NABET Accreditation No.: NABET/EIA/2023/IA0068**

**Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the amended Environmental Clearance Identification No. SEAC-2212/C.R.238/TC-II, dated 25<sup>th</sup> January, 2016**

Sr. No.	EC condition	Reply
	<b>Specific conditions</b>	
A.	<b>General Conditions for Pre-Construction phase</b>	
i.	This environment clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules Regulations, Notification, Government Resolutions, Circulars, etc. issued if any. Judgment/ orders issued by hon'able High court, Hon'ble NGT, hon'ble supreme court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	We confirm that the Approved Layout is fully in compliance with the relevant Rules, Regulations, and Government Resolutions. All plans submitted are in line with those appraised by SEAC and SEIAA. Any discrepancies, if found, will be promptly reported to the Environment Department. We assure full adherence to all environmental regulations.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011	Agreed and complied for the same
iii.	Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.	We will provide Undertaking that Occupation certificate will not be obtained to the above mentioned project unless we get assured water supply Provision, sewer and storm water network within vicinity of the project by planning authority
iv.	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.	Agreed and Noted

Sr. No.	EC condition	Reply
v.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Agreed and Noted
vi.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/F AR 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.	Agreed and complied .Refer CFO NOC for same. <b>Annexure No 2</b>
vii.	"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.	Received Consent to Establish vide Letter no. MPCB Format1.0/BO/RO-HQ/UAN No. 0000031332/CE/CC-1804000848, 19/04/2018. Renewal of CTE vide Letter no. Format1.0/JD (WPC)/UAN No.0000197111/CR/2407000216, Dated: 02/07/2024. Refer <b>Annexure no. 3 for CTE and Renewal of CTE.</b>
viii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Agree to Comply. <b>Refer Annexure NO. 4</b> For Sanitary and Hygiene Measures.
<b>General Conditions for Construction Phase</b>		
i.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.	Agreed to comply.
ii.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Agree to Comply. <b>Refer Annexure NO. 4</b> For Sanitary and Hygiene Measures.
iii.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Solid waste segregation will be practiced in Operation Phase with Proper approved disposal methods. Wet waste from the project will be treated in OWC. Refer <b>Annexure no. 5</b>

Sr. No.	EC condition	Reply
iv.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Agreed to comply with the same.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Agreed to comply with the same.
vi.	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Yes. Top soil are utilized for landscape development within the project site.
vii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Yes. The earth debris are utilized for leveling and for road construction within site.
viii.	Green Belt Development shall be earned out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Refer <b>Annexure no. 6</b> for Landscape Plan and the list of trees to be planted in the premises.
ix.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Refer December 2024 Monitoring report attached as <b>Annexure no. 7</b>
x.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Agreed to comply the same
xi.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Agreed to comply the same
xii.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Agreed to comply with. The same will be with acoustic enclosure.
xiii.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Agreed to comply with. During Operation phase 1* 200 kVA and 1*125 Kva on site is proposed only



Sr. No.	EC condition	Reply
		as power back up. The same will be with acoustic enclosure.
xiv.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Agreed to comply the same
xv.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Agreed to comply with the same. Refer <b>Annexure no. 7</b> for Monitoring results of Air and Noise. All parameters are within stipulated standards by CPCB/ MPCB
xvi.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).	Agreed and Noted
xvii.	Ready mixed concrete must be used in building construction.	Agreed to comply the same
xviii.	The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.	Agreed and Noted
xix.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Agreed to comply the same
xx.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Yes, We will adopted such best Construction practices
xxi.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Agreed and comply with the same.
xxii.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated	Agreed to comply with. Proposed 300 KLD STP during operational phase. Recycled Water will be used for Flushing & Gardening. Refer <b>Annexure no. 8</b> for STP details

<b>Sr. No.</b>	<b>EC condition</b>	<b>Reply</b>
	<p>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.</p>	
xxiii.	<p>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.</p>	Agreed and Noted
xxiv.	<p>Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.</p>	Agreed and Noted
xxv.	<p>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.</p>	Yes. Low flow water fixtures will be proposed.
xxvi.	<p>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.</p>	Agreed and Noted
xxvii.	<p>Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.</p>	Agreed and Noted
xxviii.	<p>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.</p>	Yes. Energy Conservation will be done by use of solar hot water & solar PV as per ECBC.

Sr. No.	EC condition	Reply
xxix.	Diesel power generating sets proposed as source of back- up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Agreed to comply with the same
xxx.	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.	Agreed to comply with the same
xxxi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Sufficient parking as per the local norms will be given. The parking plans are approved from competent authority and followed the same to avoid traffic congestion in nearby area.
xxxii.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Agreed to comply with the same
xxxiii.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Agreed to comply with the same
xxxiv.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Agreed to comply with the same
xxxv.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Agreed & comply the same. We have not started any construction work prior to the Environment clearance. Refer <b>Annexure No. 9</b> for Environment Clearance and <b>Annexure No. 10</b> for site photographs.

Sr. No.	EC condition	Reply
xxxvi.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Refer Monitoring <b>December 2024</b> Report as <b>Annexure No 7.</b>
<b>General Conditions for Post- construction/operation phase-</b>		
i.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	Agreed to comply with the same.
ii.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	Solid waste segregation will be practiced in Operation Phase with Proper approved disposal methods. Wet waste from project will be treated in OWC. Refer <b>Annexure no. 5</b>
iii.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Yes, Agreed to comply with the same
iv.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Agreed and Complied
v.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Agreed and Noted.
vi.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Refer Environment Management Cell structure enclosed as <b>Annexure no. 11</b>
vii.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise	Refer <b>Annexure no. 12</b> for the Budgetary allocation and expenditure for Environment Management Plan.

Sr. No.	EC condition	Reply
	expenditure should reported to the MPCB & this department.	
viii.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ee.maharashtra.gov.in">http://ee.maharashtra.gov.in</a> .	We had given advertisement in local newspapers.
ix.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> December & 1 <sup>st</sup> December of each calendar year.	Yes. This is our <b>December 2024</b> Six Monthly Compliance Report.
x.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes Copy of clearance letter is given to VVMC.
xi.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Project has no Website.
xii.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as	Yes. This is our <b>December 2024</b> Six Monthly Compliance Report & monitoring reports.

Sr. No.	EC condition	Reply
	by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	
xiii.	The environmental statement for each financial year ending 31" 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.	Yes we have submitted Form V to MPCB, Refer <b>Annexure No. 13</b> for Form- V.
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.	Agreed and Noted.
5.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Agreed and Noted
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.	Agreed and Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Agreed and Noted.
8.	In case of any deviation or alteration in the project proposed from those submitted to this	Agreed and Noted.

Sr. No.	EC condition	Reply
	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.	Agreed and Noted.
10.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 '1 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Agreed and Noted.

December 2024- Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil

**ANNEXURE LIST**

<b>Annexure No.</b>	<b>Details</b>
1.	CC letter and Approved Layout_ Letter of Intent with Approved Layout
2.	Water NOC & CFO NOC
3.	Consent Details
4.	Sanitary and Hygiene measures
5.	Details of Solid waste management
6.	Details of Landscape & List of Trees
7.	Monitoring Report
8.	Details of STP proposed at site
9.	Environment Clearance
10.	Current Status of Work
11.	Environment Management Cell
12.	Budgetary allocation and expenditure for EMP
13.	Form V
14.	Data Sheet for Annexure A,B and C



## Annexure No. 1: Letter of Intent with Approved Layout



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/RDP/BP-3202/W/539

दिनांक : १/06/2010

To,  
Dir. Shri. Anand L. Agarwal of  
M/S. Loharuka Builders Pvt. Ltd. &  
Shri. Pravin Premji Vira, Partner of  
M/S. Sairam Associates,  
Jay Apartment, Tulinj Road,  
Nallasopara(E), Tal: Vasai,  
DIST: THANE.

Sub : Revised Development permission for the proposed Residential/ Residential with shipline Building & Row house on land bearing S. No. 269, H. No. 1,2, S. No. 270, H. No. 1A,1B & S. No. 272, H. No. 2 of Village: Nilemore, Tal.: Vasai, Dist.: Thane.

- Ref: 1) Commencement Certificate issued by this office vide letter No. CIDCO/VVSR/ BP-3202/W/2405, dated 21/05/2007.  
2) Revised Development Permission issued by this office vide letter No. CIDCO/VVSR/RDP/ BP-3202/W/3745, dated 13/04/2009.  
3) Your Licensed Surveyor's letter dated 19/04/2010.

Sir/ Madam,

Revised Development Permission is hereby granted for the proposed Residential Building No.1 under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Dir. Shri. Anand L. Agarwal of M/S. Loharuka Builders Pvt. Ltd. & Shri. Pravin Premji Vira, Partner of M/S. Sairam Associates,

This drawing shall be read with the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3202/W/2404, dated 21/05/2007. The detail of the layout is given below:

- |                               |   |
|-------------------------------|---|
| 1) Name of assessee/Owner     | : Shri. Anand L. Agarwal, Director of M/s. Loharuka Builders Pvt. Ltd. & Shri. Pravin Premji Vira, Partner of M/s. Sairam Associates, |
| 2) Location                   | : S. No. 269, H. No. 1,2, S. No. 270, H.No.1A,1B & S.No. 272, H.No. 2 of Village: Nilemore  |
| 3) Land use ( predominant)    | : Residential/Resi. With Shipline   |
| 4) Area of Plot (As per 7/12) | : 15110.00 sq.m.  |
| 5) Encroachment Area          | : 159.15 sq.m.  |

Contd....2/-

नोंदणीकृत कार्यालय : 'निर्मल', दूसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी. वी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१ ८१६६



## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VSR/RDP/BP-3202/W/539

दिनांक : १/06/2010

..... 2 .....

6)	Road Set Back Area	:	765.72 sq.m.
7)	Health Center Reservation	:	398.75 sq.m.
8)	Balance Plot Area	:	13786.38 Sq.m.
9)	Net Plot Area	:	13786.38 sq.m.
10)	R.G.15%( Deductable)	:	2091.82 sq.m.
11)	5% C.F.C.	:	689.32 sq.m.
12)	Buildable Plot Area (13786.38 x 0.85)	:	11718.43 sq.m.
13)	FSI Permissible	:	1.00
14)	Permissible Built Up Area	:	11718.43 sq.m.
15)	Proposed Built Up Area	:	11681.92 sq.m.
16)	No. of Buildings	:	3 Nos.

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of Rs. 2,89,222.00 (Rupees Two Lac Eighty Nine Thousand Two Hundred Twenty Two Only) deposited vide Challan No.9300, dated 17/05/2007, Challan No.20162, dated 19/03/2009, Challan No.20636, dated 19/03/2009 & Challan No.26588, dated 22/05/2010, with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for break of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Please find enclosed herewith the approved Revised Development Permission for the proposed Residential Building No.1 on S. No. 269, H. No. 1,2, S. No. 270, H. No. 1A,1B & S. No. 272, H. No. 2 of Village: Nilemore, Tal. Vasai, Dist Thane, as per the following details:-

Predominant Use	Bldg. No.	No. of Floor	No. of Shops	No. of Flats	Total B.U.A. (in Sq.m.)
Residential (Now Amended)	1	St.+7	-	147 Flats	6133.89

The revised development permission duly approved herewith supersedes all the earlier approved plans except Building No.2 & 3. The conditions of Commencement Certificate issued vide letter No. CIDCO/VVSR/CC/BP-3202/W/2404, dated 24/04/2008. stands applicable to this approval of amended plans along with the following conditions :

Contd....3/-

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१८१६६



## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंबिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/RDP/BP-3202/W/539

दिनांक : ९/06/2010

.....3.....

- 1) This revised development permission is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) Cupboards, if any, to be constructed as per Development Control Regulations provisions.
- 6) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- 7) You shall obtain NOC from Chief Fire Officer, CIDCO before approaching this office for plinth completion certificate.
- 8) You shall develop the Road up to full width before approaching this office for occupancy certificate of 1<sup>st</sup> Building.
- 9) You shall obtain revised Engg. report & implement the same before o.c.c. of 1<sup>st</sup> building.

Yours faithfully,

c.c. to :-

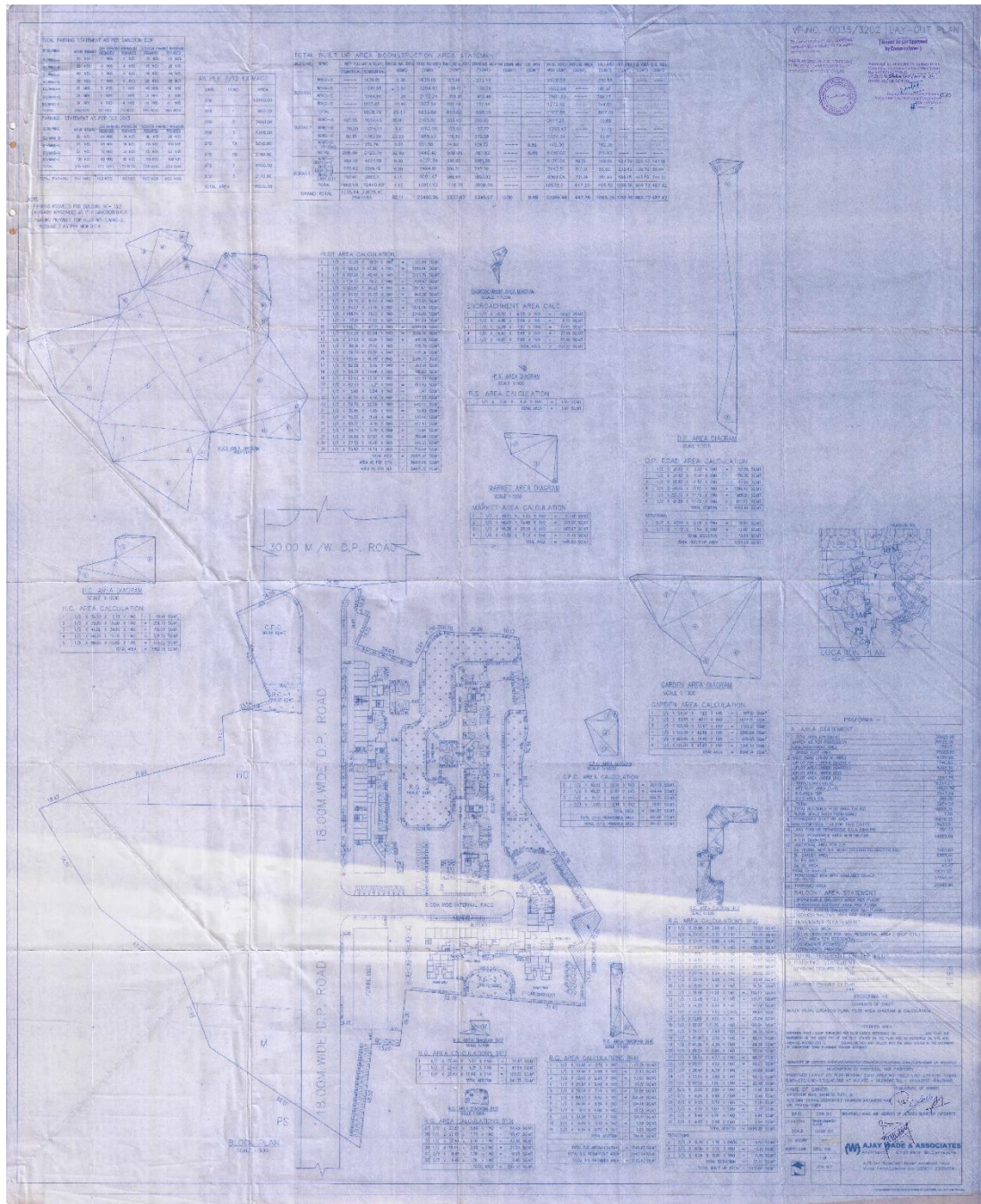
M/s. Ajay Wade & Associates,  
A/6, Sai Tower, Ambadi Road,  
Vasai Road(W), Taluka Vasai  
DIST : THANE.

ASSOCIATE PLANNER / ATPO (VV)

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९१८१६६

Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil

**Approved Layout**



# वसई-विरार शहर महानगरपालिका

(स्थापना : ३ जुलै २००९)

नालासोपारा क्षेत्रीय कार्यालय

नालासोपारा, जि. ठाणे, पिन - ४०१ २०३.

दुरध्वनी: ९५२५०-२४०२१७९, २४०३२२४, २४०२५६३ (फॅक्स)

ईमेल : vvmc\_ns@rediffmail.com

जावक क्र.: वसई/पाणी/१०६५/०९-१०  
दिनांक : १०/०३/१०

## वाचले:-

- १) श्री. नितीन नारायण पाटील यांचा दिनांक १२/०१/२०१० रोजीचा अर्ज
- २) सातबारा उतारा
- ३) रजिस्ट्र खरेदीखत
- ४) दिनांक ०८/०२/२०१० रोजीची कार्यालयीन टिपणी

## दाखला

दाखला देण्यांत येतो की, श्री. नितीन नारायण पाटील यांचा दिनांक १२/०१/२०१० रोजीच्या अर्जाप्रमाणे त्यांनी सादर केलेल्या कागदपत्रांच्या आधारे व सादर करण्यात आलेल्या कार्यालयीन टिपणी प्रमाणे मौजे निळेमोरे येथील सव्हे नं. २७६, हिस्सा नं. १ क्षेत्र-०-१२-१ सव्हे नं. २७६ हिस्सा नं. २ क्षेत्र ०-१८-७ सव्हे नं. २७४ क्षेत्र ०-२४-५ सव्हे नं. २७२ हिस्सा नं. ३ क्षेत्र ०-२१-७ येथील जागेत प्रस्तावित इमारतीस महापालिकेच्या तत्काळीन धोरणानुसार व नियमानुसार खालील अटी - शर्तीस बंधनकारक राहून पाणी पुरवठा करण्यात येईल.

## अटी शर्ती

१. सदरचा नाहरकत दाखला हा विशेष नियोजन प्राधिकरण सिडको यांचेकडून बांधकाम परवानगी घेण्यासाठीच अनुज्ञेय राहिल.
२. इमारत बांधणेकामी इतर आवश्यक त्या परवानग्या घेणे अर्जदारावर बंधनकारक असेल.
३. महानगरपालिकेने दाखला दिलेल्या जागेबाबत वाद, दावा किंवा हित संबध उद्भवल्यास त्यास महानगरपालिका जबाबदार राहणार नाही. तसेच अशा प्रकरणी सदरचा दाखला रद्द करणेचा अधिकार महापालिकेने राखून ठेवलेला आहे.
४. सदरच्या दाखल्यामध्ये सिडको प्राधिकरणाच्या मंजूर विकास आडखड्यास बाधा येत असल्यास सदरचा दाखला रद्द करण्यात येईल.
५. नियोजित इमारतीस पाणी पुरवठा हा महापालिकेकडे उपलब्ध पाणी पुरवठ्याच्या प्रमाणात केला जाईल.
६. नियोजित इमारतीस प्रत्यक्षात पाणी पुरवठा करताना महापालिकेच्या विहित कार्यपध्दतीचा अवलंब करावा लागेल.



  
आयुक्त

वसई-विरार शहर महानगरपालिका

मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६  
फॅक्स : ०२५० - २५२५१०७  
ई-मेल : vasaivirarcorporation@yahoo.com

जावक क्र. : व.वि.श.म./अग्नि/मुका/८०/१७  
दिनांक : १६/०९/२०१८

## FIRE & EMERGENCY DEPARTMENT

To,  
The Deputy Director of Town Planning,  
Vasai Virar City Municipal Corporation,  
Dist.- Palghar.

Sub:- "Final No Objection Certificate" of Residential With Shopline Buildings No.3 (Wing -C & D ) on land bearing S.No.268, S.No. 269, H.No. 1 & 2 S.No. 270, H.No. 1A &1B S. No. 272, H .No. 2 of Village – Nilemore, Tal: Vasai, Dist:Palghar.

- Ref:- 1) Letter from Deputy Director Town Planning No. V.V.C.M.C./TP/904/2017, Dated: 19/08/2017
- 2) An application received by M/s- Ajay Wade & Associates, Dated:08/08/2017
  - 3) Development Completion certificate of M/s- Ajay Wade & Associates, Dated:08/08/2017
  - 4) Built up area certificate of M/s- Ajay Wade & Associates, Dated:08/08/2017
  - 5) Structure Stability Certificate for M/s- Nimisha Structural design Academy Dated: 04/07/2017
  - 6) Certificate from License Agency M/s- Sadanand Fire Systems, Dated:10/06/2017 (Form A)
  - 7) License copy of Maharashtra Fire Service, Dated:13/04/2017
  - 8) Submitted Affidavit & Fire Fighting Installation Photo Copy, Dated: 20/06/2017
  - 9) RDP Issued by VVCMC/TP/RDP/VP-0035 & 5659/217/2015-16, Dated: 01/10/2015
  - 10) Electric Certificate from M/s- AIM REALTY ENGINEERING PVT. LTD, Dated: 21/07/2017
  - 11) This office Provisional No objection Certificate No. VVCMC/FIRE/HQ/723/2017-18, Dated: 16/11/2017

Dear Sir,

With reference to Sr.No.2 above, this office is in received of your application for your Residential With Shoplaine Building No.3 (Wing C & D) at above mentioned address Since the fire fighting arrangements provided is installed by License Agency i.e. M/s- Sadanand Fire Systems bearing License No. MFS-LA/RF-0252 issued by this office and has submitted Certificate on 10/06/2017 in "Form A" Prescribed in Maharashtra Fire Prevention & Life Safety Measure Rules 2009 This office is issuing a "Final No Objection Certificate" for your building having built up area admeasuring to 7018.35 sq. mtrs

This certificate shall be treated valid up to 31/12/2018 it is your responsibility to get the same renewed every year after inspection of fire fighting installation and arrangements provided for fire & life safety. After paying renewal fees Fire Brigade Department will renew the Final No Objection Certificate

Under sub-section (3) of section 3 of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" it is responsibility of the Owner or the Occupier as the case may be, shall furnish to The Chief Fire Officer a Certificate in a prescribed form twice a year in the Month of January & July regarding maintenance of fire prevention and life safety measure in good repair and efficient condition as specified in sub- section (1).

The Fire Fighting System provided by owner or the Occupier in the premises as per provisional No Objection Certificate shall be well maintained & shall be kept in tip-top working condition at all the time. If the fire protection system is not maintained, retrenched then this "N.O.C." will stand cancelled without any notice & the Owner or the Occupier will be solely responsible to loss of life or property if any, which may please be noted.

The Chief Fire Officer reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the people.

The Party has paid Rs 14,00,000/- vide Receipt No. 187143 & 609407, Dated:01/11/2017 & 21/06/2014 , DD No.008175 & 009904 of Vasai Vikas Sahakari Bank .

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the Building **If any change of Activity or Transfer of Plot or any future expansion, No Objection Certificate from this office is essential.**

Thanking you



*[Signature]*  
CHIEF FIRE OFFICER  
VASAI VIRAR CITY MUNICIPAL CORPORATION

Copy to Architect-

**Please Note:-** The Developer / Owner / Occupier have to Renew the N.O.C. after every one year & submit the next Testing Certificate of fire fighting system's only from Licensed Agency appointed by Government of Maharashtra on 1<sup>st</sup> July of every year. The list of the License Agencies is available on [www.maharashtrafireservice.org](http://www.maharashtrafireservice.org) or [www.mfsindia.org](http://www.mfsindia.org)

## Annexure No.3: Consent Details

# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781  
/4037124/4035273  
Fax : 24044532/4024068 /4023516  
Email : rohq@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

Infrastructure /Orange/LSI

Consent order No: Format1.0/BO/RO-HQ/UAN No.0000031332/CE/CC-

1804000848

Date- ~~7/03/2018~~

19/04/2018

To,  
M/s. Viva Swastik Homes,  
S. No. 268, S. No. 269, H.No. 1, 2, 3, S. No. 270,  
H. No. 1A & 1B, S.No. 272, H. No. 1, 2, 3 Village-Nilemore,  
Tal-Vasai,Dist-Palghar.

Subject: Consent to Establish for Building/Construction Project. Orange Category.

Ref : Minutes of Consent Committee meeting held on 12/02/2018.

Your application MPCB-CONSENT-0000031332

Dated: 01/08/2017

For: Consent to Establish for Building/Construction 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 and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 98.0 Crs. (As per C. A. Certificate submitted by project proponent)
3. The Consent to Establish is valid for construction of Residential Cum Commercial Building Project named as M/s. Viva Swastik Homes, S. No. 268, S. No. 269, H. No. 1, 2, 3, S. No. 270, H. No. 1A & 1B, S. No. 272, H. No. 1, 2, 3 Village-Nilemore, Tal-Vasai, Dist-Palghar for total plot area of 40.025.0 Sq. Mtrs and total construction build up area 49,636.74 Sq.Mtrs including utilities and services as per construction commencement certificate issued by local body.
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	NIL	NA	NA
2.	Domestic effluent	510.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	125 KVA	1	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	1,204.0 Kg/Day	OWC	Used as Manure
2	Dry garbage	852.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3	STP Sludge	26.0 Kg/Day	--	Used as Manure

7. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

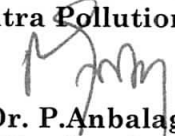
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.

11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

12. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.

13. The applicant should comply conditions stipulated in Environmental Clearance granted by GOM vide SEAC-2212/C.R.238/TC-II dtd. 25/01/2016.

For and on behalf of the  
Maharashtra Pollution Control Board

  
(Dr. P. Anbalagan, IAS)  
Member Secretary

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date	Drawn On
1	2,50,000.0	TXN1708000358	03/08/2017	Online Payment

Copy to:

1. Regional Officer, MPCB, Thane and Sub-Regional Officer, MPCB, Thane-II. -- 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 of 3 nos. of Sewage Treatment Plants (STP) with the design capacity of 510 CMD (300+110+100)

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 )	10
02	Suspended Solids	50
03	COD	100

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.

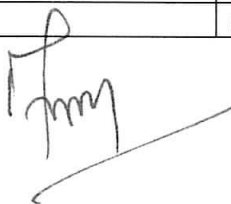
The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain 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

2) The industry should 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.

3) In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent should 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 should 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.	Domestic purpose	565.0



## 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 %	SO <sub>2</sub>
1	DG Set (125 KVA)	Acoustic enclosure	5.0	HSD	25.0	Kg/Hr	-	-

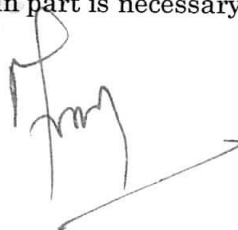
\* Above roof of the building in which it is installed.

2. The applicant should 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 <sup>3</sup> .
--------------------	---------------	--------------------------

3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.

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	Towards compliance of consent conditions	Upto Commissioning of the project	Five years



Maharashtra Pollution Control Board

## Schedule-IV

### General Conditions:

**The following general conditions should apply as per the type of the industry.**

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should 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) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
  - d) 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.
  - 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**

# MAHARASHTRA POLLUTION CONTROL BOARD

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



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000197111/CR/2407000216

Date: 02/07/2024

To,  
M/s. Viva Swastik Homes,  
Survey no: 269, 270, 272, 268, village  
Nilemore, Tal: Vasai Dist: Palghar



## Sub: Revalidation of Consent to establish for residential building with shop line Project Granted Under Red Category

- Ref:**
1. Consent to Establish Granted Vide No:- Format1.0/JD (WPC)/UAN No.0000135361/CR/2309001207 dt: 19/04/2018 valid up to: COU
  2. Renewal of Consent to Operate Granted Vide No:- Format1.0/JD (WPC)/UAN No.0000135361/CR/2309001207 dt: 15/09/2023 valid up to: 31/03/2024
  3. Environment Clearance Granted vide No. SEAC-2212/CR.238/TC-II dtd. 25.01.2016

Your application NO. MPCB-CONSENT-0000197111

For: grant of Revalidation of Consent to establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.98 Cr. (As per undertaking submitted by pp).**
3. **Revalidation of Consent to establish is valid for residential building with shop line project named as M/s Viva Swastik Homes.,S.No.268,S.No. 269, H.No.1,2, 3,S. No.270,H.No.1A & 1B, S. No.272, H.No.1,2,3,village -Nilemore, Taluka - Vasai , Dist. -Thane, on Total Plot Area of 40,025.00 SqMtrs for Total construction BUA of 49,636. 74 SqMtrs as per EC granted dated 25/01/2016 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Renewal of Consent to Operate (Part) dtd. 15/09/2023 valid up to 31/03/2024	40025.00	49636.74
2	Consent to establish granted dt: 19/04/2018	40025.00	49636.74
3	Environment Clearance Granted dtd. 25.01.2016	40025.00	49636.74

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	510	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
1	DG Set (140 KVA)	1	As per Schedule -II
2	DG Set (125 KVA)	1	As per Schedule -II
3	DG Set (20 KVA)	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity &amp; UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Non Biodegradable waste	852 Kg/Day	segregation	segregate & handed over to local body
2	Biodegradable Waste	1204 Kg/Day	Compost	Used as Manure

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities
10. Project Proponent shall comply with the consent conditions & EC conditions and submit Bank Guarantee of Rs. 10 Lakhs towards compliance of the same
11. PP shall provide adequate capacity of Sewage treatment plant so as to achieve treated domestic effluent standards for the parameter BOD-10 mg/lit
12. The treated effluent shall be 60% recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening

13. Project Proponent shall provide Organic Waste digester with composting facility or Bio gas digester with composting facility
14. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
17. The applicant shall comply with the conditions stipulated in Environment Clearance granted by GOM, vide no: SEAC-2212/CR.238/TC-II dtd. 25.01.2016
18. This consent is issued with overriding effect over earlier granted consent letter vide no:: Format1.0/JD (WPC)/UAN No.0000203541/CO/2406001996 vide dt: 24/06/2024 valid up to: 31/03/2025

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



**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	125000.00	MPCB-DR-24503	13/02/2024	NEFT

**Copy to:**

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

## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **510 CMD for treatment of domestic effluent of 510 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	565.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	

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



## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG Set 140 KVA	Acoustic Enclosure	5.00	LDO 46.74 Ltr/Hr	-	SO <sub>2</sub>	22.43 Kg/Day
2	DG Set 125 KVA	Acoustic Enclosure	5.00	LDO 46.74 Ltr/Hr	-	SO <sub>2</sub>	22.43 Kg/Day
3	DG Set 20 KVA	Acoustic Enclosure	5.00	LDO 46.74 Ltr/Hr	-	SO <sub>2</sub>	22.43 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 <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Revalidation of C to E	10 Lakh	15 days	Towards Compliance of Consent conditions	upto commissioning of the Unit or Five Yeras which ever is earlier	upto commissioning of the Unit or Five Yeras which ever is earlier

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

#### BG Forfeiture History

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

#### BG Return details

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



## SCHEDULE-IV

### **General Conditions:**

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

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

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This certificate is digitally & electronically signed.

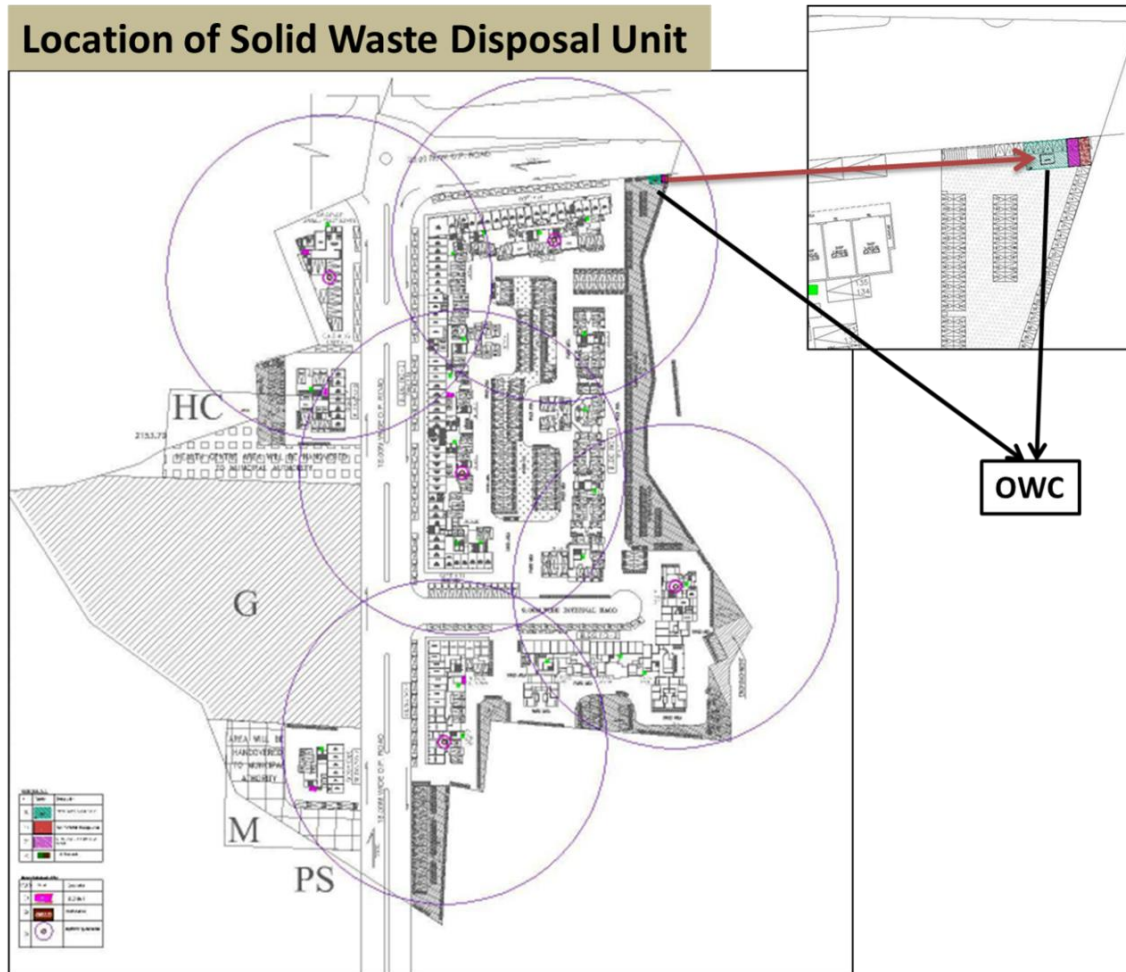
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#### Annexure No. 4: Sanitary and Hygiene Measures

Sr. No.	Particulars	Details During Monitoring
1	No. of residential workers	5
2	Non-residential workers	15
3	No. of hutments	2
4	Facility provided for workers	
1	No. of toilets	02
2	No. of Bathrooms	0
3	Drinking Water facility	Portable water for workers
4	No. of bore wells at site	0
5	Light provision for hutments	Yes
6	First Aid box provision	Yes, Provided at site
7	Cooking facility	Not provided.
8	Provision of safety gadgets	Yes
9	Barricading of sites	Yes, barricading of site is completed.

## Annexure No. 5: Details of Solid waste management



### E1. Solid waste management:

Sr. No.	Items	Proposed Planning
E1.1	Biodegradable ( Kg/day )	<b>1,204 Kg/Day</b>
	Non Biodegradable ( Kg/day )	852 Kg/Day
	STP Sludge ( Kg/day )	26 Kg/Day
	E waste	Nil
E 1.2	Solid waste treatment technology	OWC to convert it into manure and use it in garden area
	Capital cost, O & M cost of solid waste treatment technology	Capital Cost: 16.0 Lakhs O&M: 6.0 lakhs

Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil



### Details of Organic Waste Converter

Sr. No.	Description	Requirement
1	SMART Machine – 500	1 nos. for 1204 Kg/day
2	Curing Drum-CD-750	1 No.
3	No. of Machines Operating	1 No.
4	Organic Waste loading	500 Kgs/hour/machine
5	Total Waste generation	<b>1204 Kg/day</b>
6	Machine operating Hours	9 hour per day
7	Hrs of operations	2.75 hr/day/machine
8	Unit Curing drum operating	2 hrs./day

### Annexure No. 6: Details of Landscape & List of Trees

Sr. No.	Particulars	Proposed
1.	Provided RG area	3,712.25 sq. m
2.	No. of Existing trees	0
3.	No of Trees required to be plant As per Calculation	225
4.	Timeline for completion of plantation	3 Years
5.	Total Trees in proposed development	225

Sr. no	Botanical Name	Common Name	No. of Trees
1.	<i>Michelia champaca</i>	Champa	11
2.	<i>Saraca asoca</i>	Sita Ashok	18
3.	Coconut Palm- <i>Cocos nucifera</i>	Coconut	14
4.	<i>Wodyetia bifurcata</i>	Fox tail palm	11
5.	<i>Mangifera Indica (Country variety)</i>	Mango	7
6.	<i>Mimusops elengi</i>	Bakul	11
7.	<i>Nyctanthes arbortristis</i>	Parijatak	14
8.	<i>Cassia Fistula Linn</i>	bahava/amaltash	13
9.	<i>Delonix regia Rafin</i>	Gulmohar	18
10.	<i>Archontophoenix cunninzhamiana</i>	King Palm tree	14
11.	<i>Terminalia catappa</i>	Badam	11
12.	Other Ornamental Plants		18
	<b>Total</b>		<b>160</b>

Sr. no	Botanical Name	Common Name	No. of Trees
1.	<i>Hymenocallis carib</i>	White Spider lily	14
2.	<i>Jatropha intigerrima</i>	Spicy Jatropha	15
3.	<i>Acalpha wilkesiana</i>	Copper leaf tricolor	11
4.	<i>Plumeria rubra</i>	Firangi Pani	12
5.	<i>Nerium oleander</i>	oleander	13
	<b>Total</b>		<b>65</b>



Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil



**Planted Trees**

## Annexure No. 07: Monitoring Reports



**EUROFINE ENVIRO  
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,  
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.  
eurofinelab@gmail.com 9922474646 / 9637345858

### TEST REPORT

Report No:	EFEL/PRO/2024/11/851	Issue Date	16/11/2024		
Name and Address of Customer	Mr. Nitin Patil Proposed construction of residential buildings with shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H. No. IA, & IB, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane				
Sample Name	Air	Sample Description	Ambient Air		
Date of Sampling	11/11/2024	Sampling duration	480 Min		
Start Date of Analysis	12/11/2024	End Date of Analysis	16/11/2024		
Sampling Location	Near Main Gate	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I		
Dry bulb temperature	28°C	Wet bulb temperature	24°C		
Relative Humidity	65%	Sampling done by	EFEL		
Results					
Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	24.2	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	28.5	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	57.3	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	22.4	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	1.6	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	21.0	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	
<b>Remark-</b> All above results are within National Ambient Air Quality standards. BDL – Below Detectable Limit.					



Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

**Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.**

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,  
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015  
• ISO 14001: 2015 • ISO 48001 : 2018



## TEST REPORT

Report No:	EFEL/PRO/2024/11/852	Issue Date	16/11/2024
Name and Address of Customer	Mr. Nitin Patil Proposed construction of residential buildings with shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H. No. IA, & IB, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	11/11/2024	Sampling duration	480 Min
Start Date of Analysis	12/11/2024	End Date of Analysis	16/11/2024
Sampling Location	Near Site office	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	30°C	Wet bulb temperature	28°C
Relative Humidity	86%	Sampling done by	EFEL

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	23.1	µg/m <sup>3</sup>	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	27.4	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	51.2	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	21.1	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	2.3	mg/m <sup>3</sup>	≤ 04	
6	Ozone(O <sub>3</sub> )	21.5	µg/m <sup>3</sup>	≤ 180	
7	Lead (Pb)	BDL	µg/m <sup>3</sup>	≤ 01	
8	Arsenic(As)	BDL	ng/m <sup>3</sup>	≤ 06	
9	Nickel(Ni)	BDL	ng/m <sup>3</sup>	≤ 20	
10	Ammonia(NH <sub>3</sub> )	BDL	µg/m <sup>3</sup>	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m <sup>3</sup>	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C <sub>6</sub> H <sub>6</sub> )	BDL	µg/m <sup>3</sup>	≤ 05	

Remark- All above results are within National Ambient Air Quality standards.  
BDL – Below Detectable Limit.



Authorized Signatory  
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(Managing Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,  
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015  
• ISO 14001: 2015 • ISO 48001 : 2018



## TEST REPORT

Report No:	EFEL/PRO/2024/11/853	Issue Date	16/11/2024
Name and Address of Customer	Mr. Nitin Patil Proposed construction of residential buildings with shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H. No. IA, & IB, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane		
Sample Name	Source Emission	Sample Description	Stack material: MS
Date of Sampling	11/11/2024		Stack height: 3.0 Mtr
Start Date of Analysis	12/11/2024		Stack Type: Rectangular
End Date of Analysis	15/11/2024	Sampling Location	DG set
Sampling done by	EFEL	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos. and 30 ml solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Flue Gas Temperature	290	K		CPCB Guideline on methodologies for source emission monitoring
2	Differential Pressure	6.5	mm WG		
3	Velocity	7.4	M/S		
4	Dimensions of stack	0.25	Mtr.		
5	Stack area	0.454	M2		
6	Gas volume	512	Nm3/Hr.		
7	Particulate matter	59	mg/Nm3	≤ 150	
8	Sulphur dioxide (SO2)	49	mg/Nm3	-	
9	Oxides of Nitrogen	23	mg/Nm3	N.S.	

Remark- All above results are within MPCB limit  
BDL – Below Detectable Limit.



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Certifications: ISO 9001 : 2015  
• ISO 14001: 2015 • ISO 48001 : 2018

**TEST REPORT**

Report No:	EFEL/PRO/2024/11/854	Issue Date	16/11/2024
Name and Address of Customer	Mr. Nitin Patil Proposed construction of residential buildings with shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H. No. IA, & IB, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	11/11/2024	Sampling duration	Spot Time
Sampling done by	EFEL		

**Results**

Sr. No.	Locations	12.30 Hrs Result dB(A) Day	22.00 Hrs Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1	North East site	53.1	36.5	55/45	CPCB Guideline
2	North west site	51.6	38.4		
3	Near main Gate	52.0	42.6		
4	South side	51.9	36.4		

**Remark-**

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

### TEST REPORT

<b>Report No:</b>	EFEL/PRO/2024/11/855	<b>Issue Date</b>	16/11/2024
<b>Name and Address of Customer</b>	Mr. Nitin Patil Proposed construction of residential buildings with shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H. No. IA, & IB, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane		
<b>Sample Name</b>	Water	<b>Sample Description</b>	Tanker Water
<b>Date of Sampling</b>	11/11/2024	<b>Sampling Time</b>	5.30 PM
<b>Start Date of Analysis</b>	12/11/2024	<b>End Date of Analysis</b>	16/11/2024
<b>Sampling Location</b>	Project Site	<b>Sampling Procedure</b>	APHA 1060
<b>Sampling done by</b>	EFEL	<b>Sample Quantity</b>	02 Ltr

### Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit) (IS 10500:2012)	Methods
1.	pH at 25°C	7.14	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2.	Total Dissolved Solids TDS	311.0	mg/L	Max 500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
3.	Total Hardness (as CaCO <sub>3</sub> )	161.5	mg/L	Max 200	IS 3025 (Part 21):2009
4.	Total Alkalinity (as CaCO <sub>3</sub> )	134.0	mg/L	Max 200	IS 3025 (Part 23):1986
5.	Sulphate (as SO <sub>4</sub> )	77.2	mg/L	Max 200	IS 3025 (Part 24):1986
6.	Nitrate( as NO <sub>3</sub> )	32.1	mg/L	<45	APHA 4500 NO <sub>3</sub> , 24 <sup>th</sup> Ed. 2023
7.	Fluoride (as F)	<0.5	mg/L	<1.0	APHA 4500 F, 24 <sup>th</sup> Ed. 2023
8.	Residual Free Chlorine	<1.0	mg/L	Min. 0.2	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
9.	Chloride (as Cl)	96.8	mg/L	Max. 250	APHA 4500 Cl, 23 <sup>rd</sup> Ed.2017
10.	Calcium (as Ca)	46.9	mg/L	Max 75	IS 3025 (Part 40) 1991
11.	Magnesium (as Mg)	18.4	mg/L	Max. 30	IS 3025 (Part 46) 1994
12.	Iron (as Fe)	0.14	mg/L	Max. 0.3	APHA 3111 , 23 <sup>rd</sup> Ed.2017
13.	Total Coliform	Absent	MPN/100 ml	<2	IS 1622:1981
14.	E.coli.	Absent	MPN/100 ml	<2	IS 1622:1981

#### Remark-

- The above water sample is Comply with required limit as per 10500:2012.
- For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS: 1622 (R.A.1996), Table No.-4].



*(Signature)*

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Certifications: ISO 9001 : 2015  
• ISO 14001: 2015 • ISO 48001 : 2018

**TEST REPORT**

Report No:	EFEL/PRO/2024/11/856	Issue Date	16/11/2024
Name and Address of Customer	Mr. Nitin Patil Proposed construction of residential buildings with shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H. No. IA, & IB, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Distt. Thane		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	11/11/2024	Sampling Time	6.40 PM
Start Date of Analysis	12/11/2024	End Date of Analysis	15/11/2024
Sampling Location	Project Site	Sampling Procedure	--
Sampling done by	EFEL	Sample Quantity	01 kg

**Results**

Sr. No.	Parameters	Results	Unit(s)	Methods
1.	Soil Texture	Silt		Manual Of Soil Testing
2.	pH at 25°C	7.34	--	IS 2720(Part 26) 1987
3.	EC at 25°C	1246.0	µS/cm	IS 14767 : 2000
4.	Moisture Content	10.0	%	Manual Of Soil Testing
5.	Organic Matter	2.34	%	IS 2720(Part 22) 1972
6.	Cation Exchange Capacity	17.4	meq/100g	Manual Of Soil Testing
7.	Total Soluble Sulphate	84.2	mg/Kg	Manual Of Soil Testing
8.	Available Phosphorus	14.0	mg/Kg	Manual Of Soil Testing
9.	Available Nitrogen	24.8	mg/Kg	Manual Of Soil Testing
10.	Water Holding	12.9	%	Manual Of Soil Testing
11.	Calcium as (Ca)	52.0	mg/Kg	Manual Of Soil Testing
12.	Magnesium as (Mg)	22.0	mg/Kg	Manual Of Soil Testing
13.	Lead (as Pb)	9.6	mg/Kg	Manual Of Soil Testing
14.	Chlorides as Cl	21.1	mg/Kg	Manual Of Soil Testing
15.	Zinc (as Zn)	8.7	mg/Kg	Manual Of Soil Testing
16.	Iron (as Fe)	11.3	mg/Kg	Manual Of Soil Testing



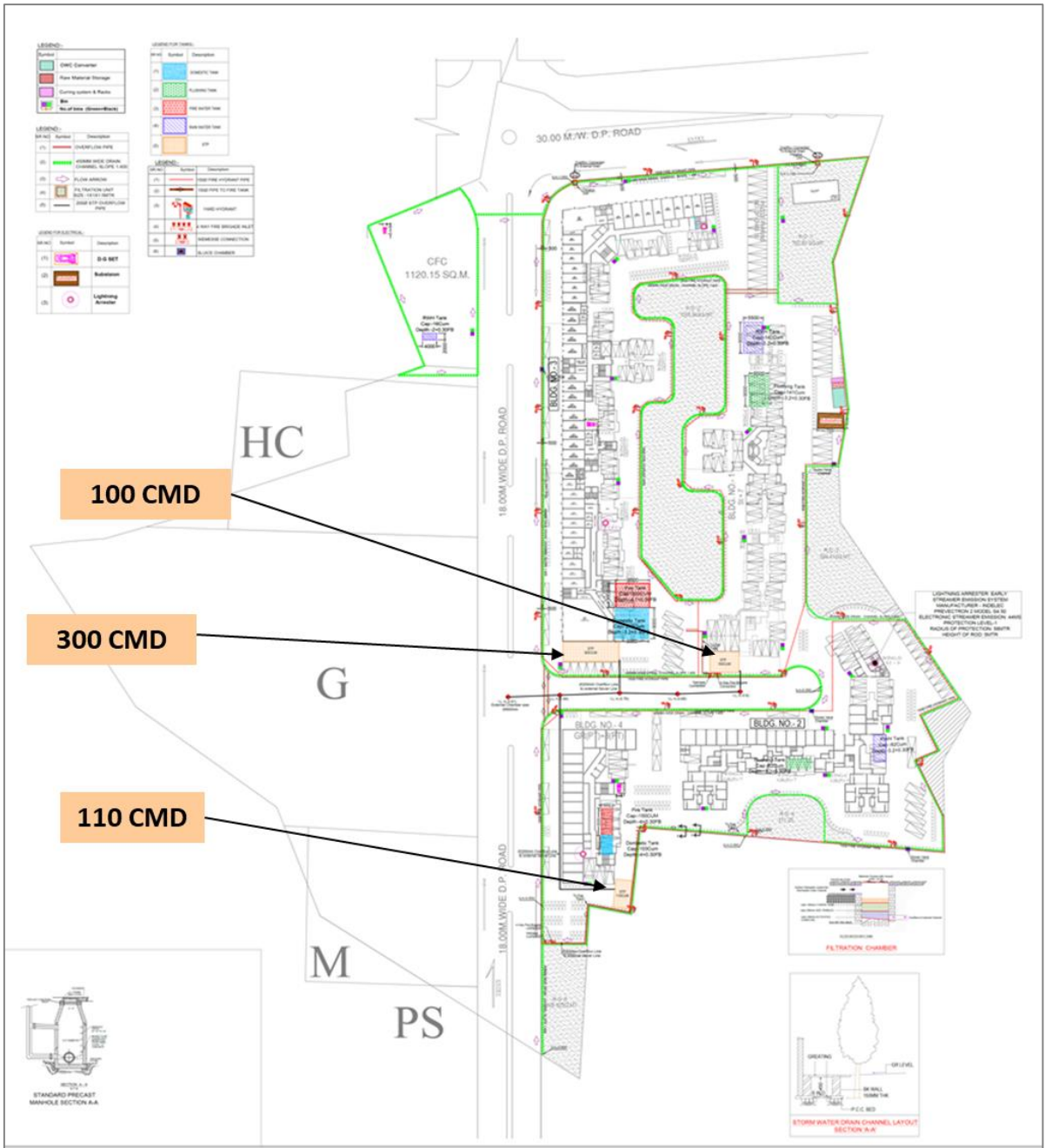
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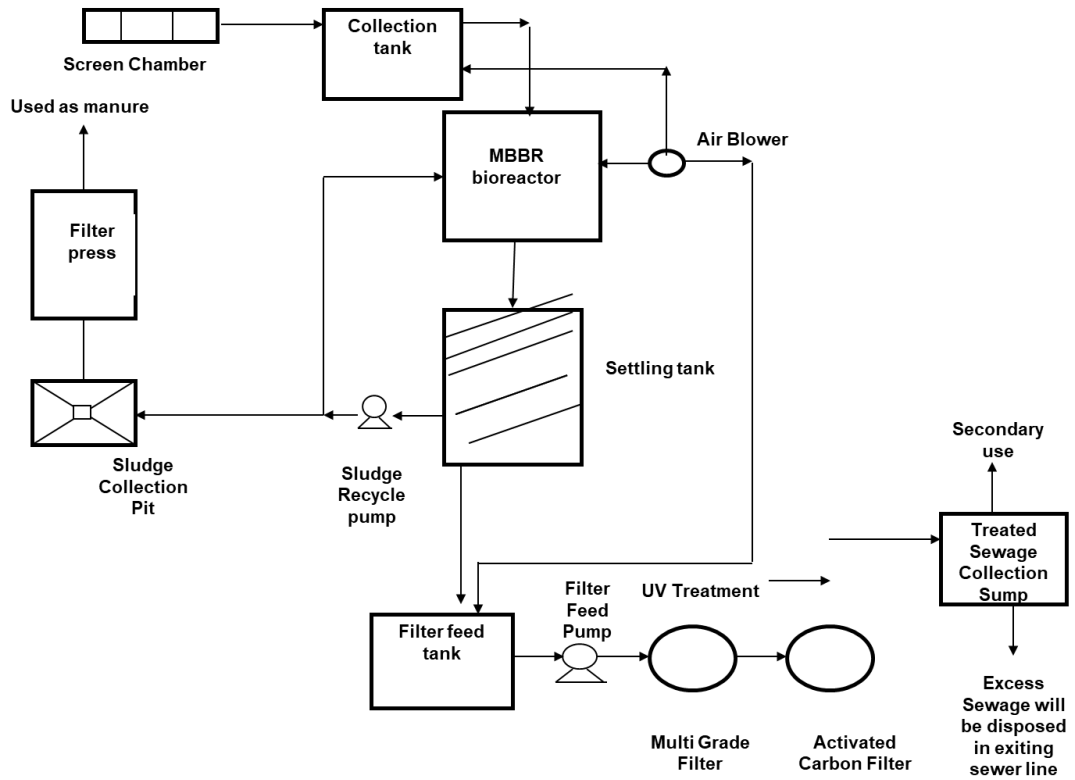
**Annexure No. 8 : Details of STP proposed at site**





Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil

### STP Block Diagram



## Annexure No. 09: Environment Clearance

### STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2212/C.R.238/TC-II  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 25 January, 2016.

To,  
Mr. Nitin Patil  
Gulmohar Plaza, Second Floor,  
Near Divekar Hospital, Viva College Road,  
Virar (W) Dist. - Palghar

**Subject:** Environment clearance for proposed construction of residential buildings with shop line on the plot bearing S.No.269,H.No.1,2,3 S.No.270, H.No.1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tal. Vasai, Distt. Thane by Mr.Nitin Patil

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 35<sup>th</sup> 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 90<sup>th</sup> meeting.

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

#### Brief Information of the project submitted by you is as-

Name of Project	Proposed construction of residential buildings with shop line on the plot bearing S.No.268, S.No.269, H.No.1, 2, 3, S. No. 270, H. No.1A & IB, S. No. 272, H.No.1, 2, 3 of village Nilemore, Tal. Vasai, Dist. Palghar.
Name of Proponent	Mr. Nitin Patil
Consultant	Mrs. Vaishali H. Tambat Executive Director Mantras Green Resources Ltd.
Type of project: Housing project / Industrial Estate / SRA scheme/ MHADA / Township or others	Proposed residential buildings with shop line
Location of the	The project is located at village Nilemore, Tal. Vasai, Dist.

project	Palghar.
Whether in Corporation / Municipal / other area	Vasai-Virar City Municipal Corporation (VVCMC)
Applicability of the DCR	DCR regulation by VVCMC 2010
IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	IOD from VVCMC vide letter Development permission from CIDCO vide letter CIDCO /VVSR/CC/BP-3202/W/2404 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2 dated 21/05/2007
Note on the initiated work (If applicable)	Yes. The work is initiated as per the approvals from local planning authority. The same is noted in 7 <sup>th</sup> SEAC 3 meeting. We received Proposed Direction vide letter no. SEAC-2014/CR46/TCIII dated 19.4.2014. We received Personal hearing for the same on 4.12.2014. After that we have received Withdrawal of Proposed Direction issued u/s 5 of EPA 1986 vide letter no. SEAC-2014/CR46/TCIII dated 2.1.2015
LOI / NOC from MHADA / Other approvals (If applicable)	Development permission from CIDCO vide letter CIDCO /VVSR/CC/BP-3202/W/2404 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2 dated 21/05/2007 2. Revised Development permission from CIDCO vide letter CIDCO/VVSR/RDP/BP-3202/W/3745 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2 dated 13/04/2009 3. Revised Development permission from VVMC vide letter VVCMC/TP/VP-1098 & 4033/419/2012-13 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2 dated 28/02/2013 4. Commencement Certificates and Chronological Amendments CIDCO /VVSR/CC/BP-3202/W/2405 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2 dated 21/05/2007 5. Occupation Certificate: 1: VVCMC/TP/POC/VP-0035/123/2012-13 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2 & 3 dated 20/06/2012 6. Occupation Certificate :2: VVCMC/TP/POC/VP-0035/043/2013-14 for S. No. 269, H No. 1 & 2, S. No. 270, H No. 1-A & 1-B, S. No. 272, H No. 2. dated 29/05/2013 7. NOC for NA permission from CIDCO vide letter CIDCO/VVSR/BP/NA-NOC-435/W/646, Dated 18.06.2010 CIDCO/VVSR/BP/NA-NOC-443/W/1017, Dated 07.07.2010 8. NOC for NA permission from Revenue dept vide letter REVENUE/C-1/T-9/NAP/SR-113/2004 Dated 17.01.2007 REVENUE/C-1/T-9/NAP/SR-163/2010 Dated 16.12.2010 REVENUE/C-1/T-9/NAP/SR-46/2011 Dated 04.11.2011

	9. NOC for NA permission from VVMC vide letter VVCMC/TP/NA-NOC-443/VP-0107/W/984/10/II, Dated 31.03.2011																																																																												
Total Plot Area (sq. m.)	Total Plot area: 40,025.00 Sq. m																																																																												
Deductions	Deductions: 17,510.99 Sq. m																																																																												
Net Plot area	Net Plot area: 22,354.86 Sq. m																																																																												
Permissible FSI (including TDR etc.)	Permissible FSI: 35,544.02 sq. m Proposed FSI: 35,367.86 sq. m																																																																												
Proposed Built-up Area (FSI & Non-FSI)	Total Construction Area: 49,636.74 sq. m Permissible FSI: 35,544.02 sq. m Non FSI area : 14,268.88 sq. m																																																																												
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Ground coverage: 4,961.45 Sq. M. % of Ground Coverage = 22.19 % of Net plot area and 12.4 % of total plot area.																																																																												
Estimated cost of the project	98.0 Crores																																																																												
No. of building & its configuration(s)	Residential: The project involves the Residential buildings with shop line. Total number of buildings: 4 No. Of buildings with different no. of wings in each building. + CFC (Community Hall) + Club house <table border="1" data-bbox="555 878 1321 1863"> <thead> <tr> <th>Building No.</th> <th>Wing</th> <th>Details</th> <th>No. of shops</th> <th>No. of Flats</th> </tr> </thead> <tbody> <tr> <td rowspan="4">1</td> <td>A</td> <td>St+7</td> <td>0</td> <td>42</td> </tr> <tr> <td>B</td> <td>St+7</td> <td>0</td> <td>28</td> </tr> <tr> <td>C</td> <td>St+7</td> <td>0</td> <td>49</td> </tr> <tr> <td>D</td> <td>St+7</td> <td>0</td> <td>28</td> </tr> <tr> <td rowspan="4">2</td> <td>A</td> <td>G(pt)+7</td> <td>7</td> <td>45</td> </tr> <tr> <td>B</td> <td>G(pt)+7</td> <td>6</td> <td>29</td> </tr> <tr> <td>C</td> <td>G(pt)+7</td> <td>6</td> <td>39</td> </tr> <tr> <td>D</td> <td>Stilt+9</td> <td>0</td> <td>35</td> </tr> <tr> <td rowspan="4">3</td> <td>AB</td> <td>G(pt)+14</td> <td>23</td> <td>129</td> </tr> <tr> <td>C</td> <td>G(pt)+13</td> <td>12</td> <td>91</td> </tr> <tr> <td>D</td> <td>G(pt)+13</td> <td>8</td> <td>52</td> </tr> <tr> <td>EF</td> <td>G(pt)+13</td> <td>18</td> <td>132</td> </tr> <tr> <td>4</td> <td>A</td> <td>G(pt)+8(pt)</td> <td>18</td> <td>76</td> </tr> <tr> <td>CFC</td> <td></td> <td>G+1</td> <td></td> <td></td> </tr> <tr> <td>Club house</td> <td></td> <td>Ground</td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>98</td> <td>775</td> </tr> </tbody> </table>	Building No.	Wing	Details	No. of shops	No. of Flats	1	A	St+7	0	42	B	St+7	0	28	C	St+7	0	49	D	St+7	0	28	2	A	G(pt)+7	7	45	B	G(pt)+7	6	29	C	G(pt)+7	6	39	D	Stilt+9	0	35	3	AB	G(pt)+14	23	129	C	G(pt)+13	12	91	D	G(pt)+13	8	52	EF	G(pt)+13	18	132	4	A	G(pt)+8(pt)	18	76	CFC		G+1			Club house		Ground			Total			98	775
Building No.	Wing	Details	No. of shops	No. of Flats																																																																									
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Club house		Ground																																																																											
Total			98	775																																																																									
Number of tenants and shops	Total no of flats tenants : 775 nos Total no of shops tenants : 98 nos																																																																												
Number of expected	Residential occupancy: 3,915 nos.																																																																												

residents / users	Shop occupancy: 294 nos. Community Hall: 100 nos. Total Occupants : 4,309 nos.
Tenant density per hector	1171/ha.
Height of the building(s)	Maximum height of building= 43.55 m.
Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m and 30 m wide DP road from the nearest fire station to the proposed buildings.
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement is 9.5 m.
Existing structure(s)	No. Site is barren non agricultural land.
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Residential: Dry season: Source: Vasai-Virar City Municipal Corporation (VVCMC) + Recycled Water Total Water Requirement: 565 CMD Domestic water: 360 CMD Flushing : 186 CMD Gardening: 19 CMD Available recycled water (Flushing+ Gardening): 459 CMD HVAC Makeup: NA Excess treated water: Excess treated water (254 CMD) will be drained to nearby factory/ farm/ horticulture Swimming Pool : NA Fire UG tank (Cum): 450 CMD Fire OH tank (Cum): 50 CMD Wet Season: Fresh water: Local source+ Terrace Rain Water= 241 + 119 =360 CMD Recycled water (Flushing): 186 CMD Recycled water (Gardening): NA HVAC Makeup: NA Total Fresh water Requirement : 241 CMD Excess treated water: Excess treated water (273 CMD) will be drained to nearby factory/ farm/ horticulture Swimming Pool : NA Fire UG tank (Cum): 450 CMD Fire OH tank (Cum): 50 CMD Commercial: NA. As no commercial building is proposed

Details about Swimming Pool:	<p>Dimension of Swimming Pool: NA  Total water Requirement in KLD: --  Water requirement for make up in KLD: --  Details of Plant &amp; Machinery used for treatment of Swimming pool water: --  Details of quality to be achieved for swimming pool water and parameters to be monitored: --</p>
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 2m below ground water  Size and no of RWH tank(s) and Quantity: 3 Nos. of RWH tanks of capacities 141 CUM, 82 CUM &amp; 16 CUM respectively of 2 days holding capacity.  Total Harvested water: 119 CUM  Capacity of RWH tanks: Total 239 CUM considering two days holding capacity  Location of the RWH tank (s): Under ground</p> <p>Capital cost : 34 Lakhs  O &amp; M Cost: 1.7 Lakhs</p>
UG Tanks	<p>Residential:  Domestic UG tank Capacity: For Zone 1 (building 1 &amp; 3), Zone 2 (building 2 &amp; 4), UG tank capacities are 255 CUM, 103 CUM, respectively.  Flushing UG tank Capacity: for Zone 1 &amp; Zone 2 are 141 CUM, 62 CUM respectively.  Fire UG tank Capacity: For Zone 1 &amp; Zone 2 are 300 CUM &amp; 150 CUM respectively.  Fire OH tank Capacity: For Zone 1 &amp; Zone 2, 25 cum capacity each.</p> <p>Commercial:  Domestic UG tank Capacity: NA  Flushing UG tank Capacity: NA  Fire UG tank Capacity: NA</p>
Storm water drainage	<p>Natural water drainage pattern: The storm water will be collected and conveyed through network of open drain system along the internal road as well as compound wall.  Quantity of storm water: 0.05 m<sup>3</sup>/hr  Size of SWD: 0.45 m in breadth and 0.30 m in depth</p>
Sewage and Waste water	<p>Residential:  Sewage generation (CMD): 510 CMD  Treated water available after recycling: 459 CMD  Capacity of STP (CMD): 3 STP's of 300 CMD, 110 CMD &amp; 100 CMD respectively.  STP technology: MBBR  Area for STP: 287 sq. m</p> <p>Commercial:  Sewage generation (CMD): NA  Capacity of STP (CMD): NA  STP technology: NA  Location of STP: NA  DG sets (during emergency) Residential, commercial &amp; Club House: NA</p>

	<p>Budgetary allocation (Capital cost and O &amp; M cost):  Capital Cost :102 Lakhs  O &amp; M Cost: 25.5 Lakhs</p>
Solid waste Management	<p>Waste generation in the Pre-Construction and Construction phase:  Waste generation: Total solid waste generated is 2,056 kg/day  Quantity of the top soil to be preserved: 8,005 cum.  Disposal of the construction way debris: Solid waste during construction phase will comprise mainly of excavation, may be in the form of rubber and soil. This will be disposed off in covered transport trucks to the authorized sites. The solid waste generated due to workers dwelling on site will be handed over to authorized vendor for proper disposal.</p> <p>Waste generation in the operation Phase:  Residential ,commercial and CFC:  Total waste generated: 2,056 kg/ day  Biodegradable waste: 1,204 kg/day  Non-Biodegradable waste: 852 kg/day  E-waste: NA  Hazardous waste: NA  Biomedical waste(Kg/month)(If applicable): NA  STP sludge: 26 kg/day</p> <p>Mode of Disposal of waste:  Dry waste: Dry waste will be handed over to authorized vendor for proper disposal.  Wet waste: Wet waste will be treated on site in Organic Waste Converter and will further use as manure for landscaping area.  E-waste: Nil. If any waste generated in future will be handed over to authorized vendor for proper disposal.  Hazardous waste: NA  Biomedical waste(Kg/month)(If applicable): NA  STP sludge: Dry solid sludge which will be used as manure for gardening.  Area requirement:  Location(s): on ground  Total area provided for the storage and treatment of the solid waste: 130 m<sup>2</sup>  Budgetary allocation (Capital cost and O&amp;M cost):  Capital Cost – 16Lakhs  O &amp; M Cost–6 Lakhs</p>

**Green Belt Development**

Total RG area: 3,712.25 sq. m

Number & list of trees species to be planted in the ground RG: 225

List of Proposed Plantation for the scheme:

No.	Botanical Name	Common Name	Qty.	Characteristics and Ecological Importance
1	<i>Michelia champaca</i>	Champa	11	Evergreen tree, Flowering and ornamental
2	<i>Saraca asoca</i>	Sita Ashok	18	Evergreen tree

3	<i>Cocos nucifera</i>	Coconut	14	Kalpavriksha, Ornamental plant
4	<i>Wodyetia bifurcata</i>	Fox tail palm	11	Salt tolerant & Drought tolerant
5	<i>Mangifera Indica (Country variety)</i>	Mango	7	Fruit bearing tree, attracts birds
6	<i>Mimusops elengi</i>	Bakul	11	Flowering tree, medicinal tree
7	<i>Nyctanthes arbor-tristis</i>	Parijatak	14	Flowering tree, medicinal tree
8	<i>Cassia Fistula Linn</i>	bahava/amaltash	13	Flowering tree, large canopy, ornamental Plant
9	<i>Delonix regia Rafin</i>	Gulmohar	18	Flowering plant
10	<i>Archontophoenix cunninghamiana</i>	King Palm tree	14	Cold & Water resistant, Good quality fertilizer
11	<i>Terminalia catappa</i>	Badam	11	Fruit trees
12	<i>Other Ornamental trees</i>		18	Small flowering plants
	Total		160	

List of Shrubs: 65 nos.

No.	Botanical Name	Common Name	Qty.	Characteristics and Ecological Importance
1	<i>Hymenocallis caribaea</i>	White Spider lily	14	Ornamental, Evergreen tree Insect repellent
2	<i>Jatropha intigerrima</i>	Spicy Jatropha	15	Tolerant of wide variety of Soil Host plant for Butterflies
3	<i>Acalpha wilkesiana</i>	Copper leaf tricolor	11	Evergreen Shrub, attracts butter flies Used to treat fungal skin diseases Water resistant
4	<i>Plumeria rubra</i>	Firangi Pani	12	Deciduous Plant Water resistant Attract to bees
5	<i>Nerium oleander</i>	oleander	13	Ornamental tree Evergreen & flowering plant
	Total		65	

Number & list of shrubs & bushes species planted in the podium RG: NA

Number & list trees species to be planted around the border of nallah/ steam/pond (If any):NA

No. of Existing Trees: NA

Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA

NOC for the tree cutting/ transplanted/ Compensatory plantation, if any :

Budgetary allocation( capital Cost& O & M Cost):

Capital Cost: 25.0 Lakhs

O & M : 7.0 Lakhs



Energy	<p>Power Supply:          Connected Load: 8960 Kw          Demand Load: 5723 Kw          Total DG power consumption for residential cum Commercial buildings: Total 3 nos. of DG sets are proposed.          Out of that 1 DG of 140 KVA for building (1 &amp; 3) is proposed.          1 DG of 125 KVA is proposed for building 2 &amp; 4.          Total DG power consumption for clubhouse buildings – 1 DG selected for CFC is 20 kVA.</p> <p>Energy saving measures:          The following Energy Conservation Methods are proposed in the project:          LED is proposed in Common passage and staircases.          Solar for water heating          T5 lights at parking space, Road/ landscape 60% solar lighting etc.          Lifts of VFD and Regenerative type</p> <p>Detail calculations &amp; % of saving:</p> <table border="1"> <thead> <tr> <th>Items</th> <th>Total Elect. Demand- Conventional case (Kw)</th> <th>Elect. demand after using Energy saving means (kw)</th> <th>Units Saved</th> <th>Energy saving</th> </tr> </thead> <tbody> <tr> <td colspan="5"><b>Energy Saving Parameters</b></td> </tr> <tr> <td>Road/Landscape - 60% Solar Lighting</td> <td>5</td> <td>1.9</td> <td>2.9</td> <td>60%</td> </tr> <tr> <td>Parking-T5 lights</td> <td>5</td> <td>4</td> <td>1.2</td> <td>25%</td> </tr> <tr> <td>Lobby &amp; staircase LED lights-60% Solar</td> <td>53</td> <td>21.1</td> <td>31.6</td> <td>60%</td> </tr> <tr> <td>Lifts - with VFD &amp; Regenerative Type</td> <td>220</td> <td>176</td> <td>44</td> <td>20%</td> </tr> <tr> <td>Solar Hot Water system</td> <td>2795</td> <td>1398</td> <td>1398</td> <td>50%</td> </tr> <tr> <td>Plumbing System Load</td> <td>348</td> <td>262</td> <td>86</td> <td>25%</td> </tr> <tr> <td colspan="5"><b>Conventional Loads</b></td> </tr> <tr> <td>OWC</td> <td>6</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>STP</td> <td>37</td> <td>37</td> <td></td> <td></td> </tr> <tr> <td>Flats</td> <td>3915</td> <td>3915</td> <td></td> <td></td> </tr> <tr> <td>Shops</td> <td>294</td> <td>294</td> <td></td> <td></td> </tr> </tbody> </table>				Items	Total Elect. Demand- Conventional case (Kw)	Elect. demand after using Energy saving means (kw)	Units Saved	Energy saving	<b>Energy Saving Parameters</b>					Road/Landscape - 60% Solar Lighting	5	1.9	2.9	60%	Parking-T5 lights	5	4	1.2	25%	Lobby & staircase LED lights-60% Solar	53	21.1	31.6	60%	Lifts - with VFD & Regenerative Type	220	176	44	20%	Solar Hot Water system	2795	1398	1398	50%	Plumbing System Load	348	262	86	25%	<b>Conventional Loads</b>					OWC	6	6			STP	37	37			Flats	3915	3915			Shops	294	294		
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Community Hall	50	50		
Total	7,728	6,164	1,564	
Overall Saving for the Project			20.2%	
Total Units saved based on Unit Consumption - (Kw)			1,564	
Total Units saved based on working hours - (Kw/day)			3,355	
Total Units saved annually- (kwh/Yr)			1224745	
Annual Savings in Rs with Electrical cost @Rs.5/unit			6123723	
Compliance of the ECBC guidelines: (Yes/No)(If yes then submit compliance in tabular form):				
Budgetary allocation (Capital cost and O & M cost):				
For Solar				
For Capital Cost: 121 Lakhs				
O & M Cost: 12.0 Lakhs				

Environmental Management plan Budgetary Allocation  
During Construction Phase:

Sr. No.	Parameters	Budget (in Lakhs/ Year)
1	Water for Dust Suppression	15.12
3	Site Sanitation	4.5
4	Environmental Monitoring	3
5	Disinfection	20.02
6	Health Check Up	7.2
7	Total Cost	49.83

During Operation Phase:

Sr.No.	Parameters	Set up Cost (in Lakhs)	O &M Cost (in Lakhs)
1	OWC	16	6
2	STP	102	25.5
3	Solar	121	12
4	RWH	34	1.7
5	Gardening	25	7
6	DMP	3.5	1.9
	Total	301.5	54.1

CRZ/RRZ clearance obtain ,if any

NA

Distance from Protected Areas / Critically Polluted

NA

areas / Eco-sensitive areas / inter-State boundaries	
--	--

3. The proposal has been considered by SEIAA in its 90<sup>th</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

**General Conditions for Pre- construction phase:-**

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (iii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) 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.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) 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.
- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

**General Conditions for Construction Phase-**

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets,

mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

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

- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

**General Conditions for Post- construction/operation phase-**

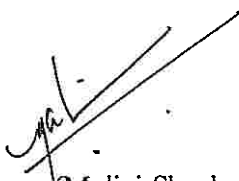
- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area

for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as

amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

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

  
(Malini Shankar)  
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Johny Joseph, Chairman, IAS (Retd.), SEAC-II, Office of the Lokayukta and Upa-Lokayukta, New Administrative Building, 1<sup>st</sup> Floor, Madam Cama Road, Mumbai- 400 053.



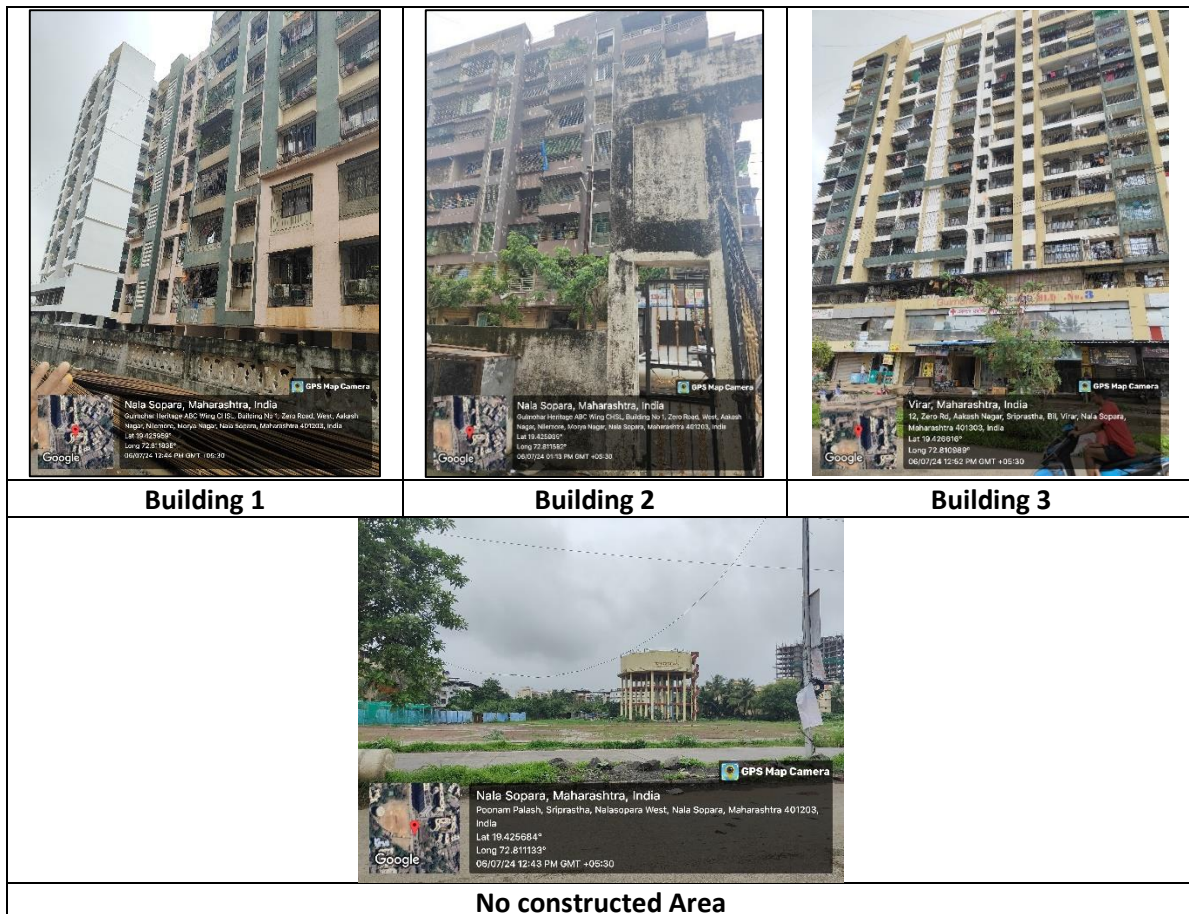
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal-462 016). (MP).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

(EC uploaded on 28/01/2016 )

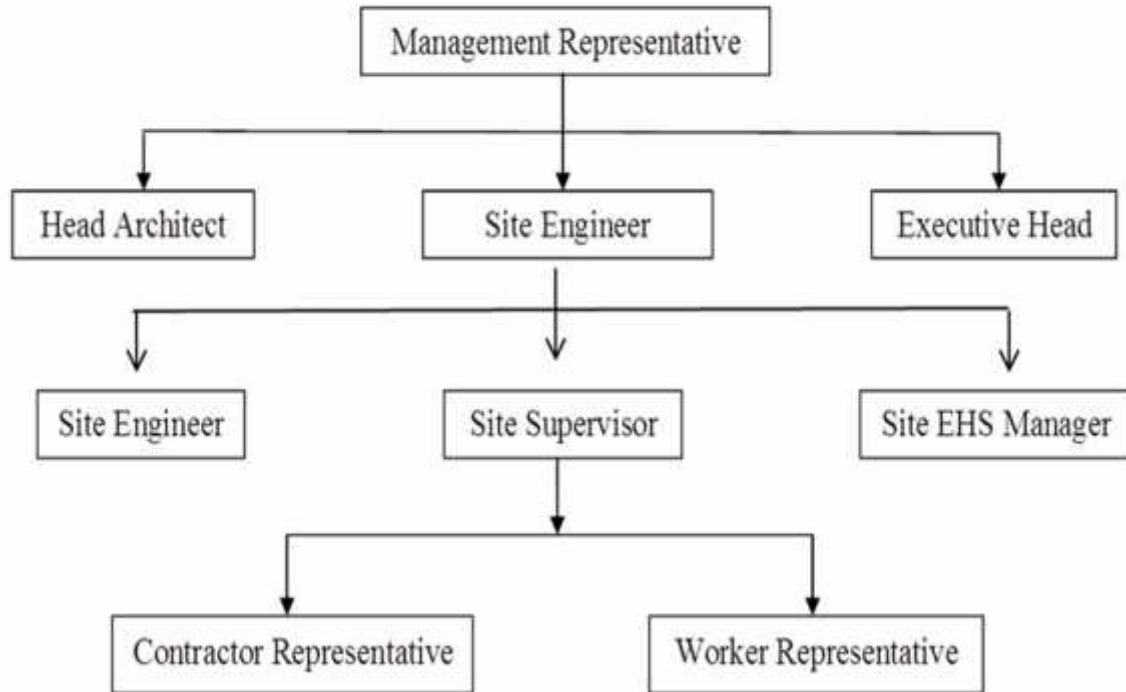
### Annexure No. 10: Current Status of Work

Building NO.	FLOOR	WING	REMARK
Building 1	Wing A	ST+7	Completed and OC received
	Wing B	ST+7	
	Wing C	ST+7	
	Wing D	ST+7	
Building 2	Wing A	G(pt)+7	Completed and OC received
	Wing B	G(pt)+7	
	Wing C	G(pt)+7	
	Wing D	St+9	No construction has been started
Building 3	Wing AB	G(pt)+14	No construction has been started
	Wing C	G(pt)+14 [Typographical error in EC as G(pt)+13]	Completed and OC received
	Wing D	G(pt)+14 [Typographical error in EC as G(pt)+13]	
	Wing EF	G(pt)+14 [Typographical error in EC as G(pt)+13]	Completed and CTO received, OC is under process
Building 4	Wing A	G(pt)+8(pt)	No construction has been started
CFC -1	-	G+1	
Club house	-	Ground	

### Site Photographs



### Annexure No. 11: Environment Management Cell



**Annexure No. 12: Budgetary allocation and expenditure for EMP**

Environmental Management plan Budgetary Allocation  
During Construction Phase:

Sr. No.	Parameters	Budget ( in Lakhs/ Year)
1	Water for Dust Suppression	15.12
3	Site Sanitation	4.5
4	Environmental Monitoring	3
5	Disinfection	20.02
6	Health Check Up	7.2
7	Total Cost	49.83

During Operation Phase:

Sr.No.	Parameters	Set up Cost (in Lakhs)	O &M Cost (in Lakhs)
1	OWC	16	6
2	STP	102	25.5
3	Solar	121	12
4	RWH	34	1.7
5	Gardening	25	7
6	DMP	3.5	1.9
	Total	301.5	54.1



# Maharashtra Pollution Control Board

## महाराष्ट्र प्रदूषण नियंत्रण मंडळ

### FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2016

**Unique Application Number**

MPCB-ENVIRONMENT\_STATEMENT-0000076711

**Submitted Date**

22-01-2025

### PART A

#### Company Information

**Company Name**

M/s. Viva Swastik Homes

**Application UAN number**

MPCB-CONSENT-0000031332

**Address**

S. No. 268, S. No. 269, H.No. 1, 2, 3, S. No. 270, H. No. 1A & 1B, S. No. 272, H. No. 1, 2, 3

**Plot no**

S. No. 268, S. No. 269, H.No. 1, 2, 3, S. No. 270, H. No. 1A & 1B, S. No. 272, H. No. 1, 2, 3,

**Taluka**

Vasai

**Village**

Nilemore

**Capital Investment (In lakhs)**

9800

**Scale**

LSI

**City**

Vasai

**Pincode**

401208

**Person Name**

Nitin Patil

**Designation**

Partner

**Telephone Number**

9867851056

**Fax Number**

**Email**

patilbuilders2010@gmail.com

**Region**

SRO-Thane II

**Industry Category**

Orange

**Industry Type**

O21 Building and construction project more than 20,000 sq. m built up area

**Last Environmental statement submitted online**

yes

**Consent Number**

Format 1.0/BO/RO-HQ/UAN No. 0000031332/CE/CC-

**Consent Issue Date**

2018-04-19

**Consent Valid Upto**

2029-07-02

**Establishment Year**

2017

**Date of last environment statement submitted**

Jan 1 1900 12:00:00:000AM

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

#### Product Information

**Product Name**

4 Buildings , CFC and a Club House

**Consent Quantity**

49636.74

**Actual Quantity**

49636.74

**UOM**

SqFeet/Y

#### By-product Information

**By Product Name**

NA

**Consent Quantity**

00

**Actual Quantity**

00

**UOM**

CMD

## Part-B (Water & Raw Material Consumption)

### 1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	565.00	565.00
All others	0.00	0.00
<b>Total</b>	<b>565.00</b>	<b>565.00</b>

### 2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	510	510	CMD

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

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	Lakh sq. mtrs/ M

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

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	SqFeet/Y

### 4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	25	25	Ltr/Hr

## Part-C

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

#### [A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day) Quantity	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour Concentration	Percentage of variation from prescribed standards with reasons %variation	Standard	Reason
pH	6.94	6.94	Within permissible limit	6.5-9.0	STP installed and running successfully
BOD (3 days 27oC)	7.9	7.9	Within permissible limit	10	STP installed and running successfully
Suspended solids	8.6	8.6	Within permissible limit	20	STP installed and running successfully
COD	13.7	13.7	Within permissible limit	50	STP installed and running successfully
NH4 N	2.15	2.15	Not more than	5	STP installed and running successfully
N Total	5.46	5.46	Not more than	10	STP installed and running successfully

Fecal Coliform MPN/ 100 MI	0	0	Less than	100	STP installed and running successfully
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**[B] Air (Stack)**

<b>Pollutants Detail</b>	<b>Quantity of Pollutants discharged (kL/day)</b>	<b>Concentration of Pollutants discharged(Mg/NM3)</b>	<b>Percentage of variation from prescribed standards with reasons</b>	<b>Standard</b>	<b>Reason</b>
	<b>Quantity</b>	<b>Concentration</b>	<b>%variation</b>		
Particulate matter	0.039	0.039	within permissible limit	60 mg/ NM3	DG set is installed at site
Sulfur Dioxide	0	0	within permissible limit	80 mg/ NM3	DG set is installed at site
Oxides of nitrogen	0.18	0.18	within permissible limit	80 mg/ NM3	DG set is installed at site

**Part-D**

**HAZARDOUS WASTES**

**1) From Process**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	CMD

**2) From Pollution Control Facilities**

<b>Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	CMD

**Part-E**

**SOLID WASTES**

**1) From Process**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
NA	0	0	CMD

**2) From Pollution Control Facilities**

<b>Non Hazardous Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
NA	0	0	CMD

**3) Quantity Recycled or Re-utilized within the unit**

<b>Waste Type</b>	<b>Total During Previous Financial year</b>	<b>Total During Current Financial year</b>	<b>UOM</b>
0	0	0	CMD

**Part-F**

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

**1) Hazardous Waste**

<b>Type of Hazardous Waste Generated</b>	<b>Qty of Hazardous Waste</b>	<b>UOM</b>	<b>Concentration of Hazardous Waste</b>
0	0	CMD	NA

**2) Solid Waste**

<b>Type of Solid Waste Generated</b>	<b>Qty of Solid Waste</b>	<b>UOM</b>	<b>Concentration of Solid Waste</b>
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Biodegradable Waste (Kg/Day)	1204	Kg	NA
Non-Biodegradable Waste (Kg/Day)	852	Kg	NA
Sludge waste kg/Day	26	Kg	NA

## Part-G

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

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
Recycling of Treated waste water	205	0	0	0	102	0
Solid Waste Management of wet waste through OWC	1204	0	0	0	16	0

## Part-H

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

#### [A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Sewage Treatment Plant (Already installed and operational)	Waste water Treatment	102
Rain Water Harvesting	Recharge pits	34
Solid Waste Management (Already installed and operational)	OWC	16
Green Belt Development	RG provided	12.4
Energy saving measures	Energy Saving	25
Solar Energy	Total poles and Hot water panels as per feasibility	121
Environmental Monitoring	EMP costing	03

#### [B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Sewage Treatment Plant (Already installed and operational)	Waste water Treatment	25.5
Rain Water Harvesting	Recharge pits	1.7
Solid Waste Management (Already installed and operational)	OWC	6
Green Belt Development	RG provided	7
Energy saving measures	Energy Saving	12
Solar Energy	Total poles and Hot water panels as per feasibility	00
Environmental Monitoring	EMP costing	03

## Part-I

### Any other particulars for improving the quality of the environment.



**Particulars**

Environment Consultant is appointed for regular monitoring and compliance of report

**Name & Designation**

Mr. Nitin Patil. Partner Gulmohar Plaza, Second Floor, Near Divekar Hospital, Viva College Road, Vasai, Dist. - Thane Mobile: 9890991717  
Email ID: patilbuilders2010@gmail.com

**UAN No:**

MPCB-ENVIRONMENT\_STATEMENT-0000076711

**Submitted On:**

22-01-2025

**Annexure No. 14: Data Sheet for Annexure A,B and C**

**Monitoring the Implementation of Environmental Safeguards Ministry of Environment, Forests & Climate Change Regional Office (W), Nagpur.**

**Monitoring Report**  
**PART I - DATA SHEET**

**Date: 1<sup>st</sup> December 2024**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Proposed residential building with Shop line
2.	Name of the project	:	Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil
3.	Clearance letter ( s ) / OM No. and Date	:	SEAC-2212/C.R.238/TC-II dated 25th January, 2016
4.	Location	:	
	a. District ( S )	:	Thane
	b. State ( S )	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 19°25'34.53"N Longitude: 72°48'41.16"E
5.	Address for correspondence	:	Mr. Nitin Patil Gulmohar Plaza, Second Floor, Near Divekar Hospital, Viva College Road, Vasai, Dist. - Thane
	a. Address of Concerned Project Supervisor	:	Mr. Nitin Patil Same As above
6.	Salient features	:	
	a. of the project	:	Annexure –A
	b. of the environmental management plans	:	Annexure -B
7.	Breakup of the project area	:	
	a. Submergence area forest & non-forest	:	Project site is not a forest area.
	b. Others	:	Annexure - A
8.	Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan	:	Not Applicable
	a. SC, ST/Adivasis	:	Not Applicable

	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Rs. 98 Cr
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Annexure – C
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	-
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	Yes
	e.	Actual expenditure incurred on the environmental management plans so far	:	120 Lakhs
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), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	
	a.	Date of commencement (Actual and/or planned )	:	Work started on April, 2022 (Wing A)
	b.	Date of completion (Actual and/of planned )	:	Dec 2025

13.	Reasons for the delay if the Project is yet to Start	:	Not Applicable
14	Dates of site visits	:	
	a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not Applicable
	b. Date of site visit for this monitoring report	:	November 2024
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
	(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.)	:	-

## ANNEXURE – A

### 1. PROJECT DETAILS

<b>Name &amp; Location</b>	:	Proposed construction of residential buildings with Shop line on the plot bearing S.No.269, H.No.1, 2, 3 S.No.270, H.No. 1A, & 1B, S.No.272, H.No. 1, 2, 3 and S.No.268 of village Nilemore, Tai. Vasai, Dist. Thane Project by Mr. Nitin Patil
<b>Total no. of workers to be employed during the construction phase.</b>	:	150 Nos.
<b>Total Project cost</b>	:	Rs. 98 Crores
<b>Project infrastructure</b>	:	Nitin Patil
<b>Area Statement</b>	:	Total Plot Area: 40,025.0 Sq. m. Built Up Area as per FSI: 35,544.02Sq. m. Non FSI Area: 14,268.88 Sq. m. Total Construction area: 49,636.74 sq.mt. R. G. Area on the ground: 3712.25 sq.m.
<b>Water Requirement and Sources</b>	:	<b>Source: VVMC</b> <b>During Construction Phase –</b> For Workers: 16 m3/ day For Construction: Tankers: 10-20 m3/ day (Depending upon the activity).  <b>During Operational Phase -</b> Total Water Requirement.: 565 m3/ day For Domestic: 360 m3/ day For Flushing: 186 m3/ day For Gardening: 19 m3/ day
<b>Sewage generated</b>	:	510 m3/ day
<b>Power</b>	:	<b>During Construction Phase -</b> 1. From MSEDCL: 80 kW 2. DG sets: 1 DG set of 100 KVA  <b>During Operational Phase –</b> 1. Power Requirement: Total Connected Load - <b>8960 KW</b> Maximum demand – <b>5723 KW</b> Total 3 DG sets of capacity <b>125 KVA, 140 KVA and 20 KVA</b>
<b>Gaseous emissions</b>	:	<ul style="list-style-type: none"> <li>• Vehicle carrying materials to be transported must have PUC certificate.</li> <li>• Heavy vehicle movement will be allowed only during nighttime.</li> <li>• Construction equipment with idling control technologies will be used.</li> </ul>

		<ul style="list-style-type: none"><li>• Regular maintenance of the equipment's will be carried out.</li></ul>
<b>Solid waste from: Garbage:</b> 1. Wet 2. Dry		<ol style="list-style-type: none"><li>Total solid waste: 2506 kg/day</li><li>Biodegradable waste: 1204 kg/day</li><li>Non- biodegradable waste: 852 kg/day</li><li>STP sludge (Dry sludge) : 26 kg/day</li><li>E waste: NA</li><li>Wet garbage along with STP sludge is being treated in Organic waste converter (OWC).</li><li>Dry waste is handed over to Authorized recyclers.</li><li>E waste is handed over to authorized recyclers</li></ol>

## ANNEXURE – B

### EMP for Construction Phase

Sr. No.	Environmental Component	Activity	Impacts	Precautionary measures
1.	Ambient Air Quality & Noise level	<ul style="list-style-type: none"> <li>• Site Clearance</li> <li>• Excavation</li> <li>• Construction of Structures</li> <li>• Heavy vehicle traffic</li> <li>• Use of DG Set</li> <li>• Openburning of waste</li> </ul>	<ul style="list-style-type: none"> <li>• Increased level of dust &amp; other air pollutants</li> <li>• Increased Noise level.</li> </ul>	<p>For controlling air pollution:</p> <ul style="list-style-type: none"> <li>• Water Sprinkling</li> <li>• Cover on trucks</li> <li>• Use of RMC</li> <li>• Vehicles with valid PUC</li> <li>• Maintaining smooth traffic flow</li> <li>• <b>DG sets:</b> As per CPCB norms, Proper Maintenance, Use of Low sulphur fuel. Restricting open burning of solid waste.</li> </ul> <p><b>For controlling noise pollution:</b></p> <ul style="list-style-type: none"> <li>• Barricades along the periphery of the site.</li> <li>• Ear Plugs for Laborers.</li> <li>• D.G. sets with acoustic Annexure no's.</li> <li>• No noise polluting work in night shifts.</li> <li>• Using electrically operated construction equipment.</li> </ul>
2	Water	<ul style="list-style-type: none"> <li>• Use of fresh water for Construction activity / labours</li> <li>• Wastewater generation</li> <li>• Disposal of site Run off into SWD Water logging</li> </ul>	<ul style="list-style-type: none"> <li>• Strain on the water supply in the vicinity</li> <li>• Sedimentation,</li> <li>• Pollution of nearby water courses. Unhygienic condition for</li> </ul>	<ul style="list-style-type: none"> <li>• Use of tanker water for construction. No burden on municipal supply</li> <li>• Provision of temporary toilets and bathing facilities.</li> <li>• Provision of septic tanks and soak pits.</li> <li>• Construction water will be channelised properly and silt</li> </ul>

			surrounding residents.	traps will be provided before disposal into natural drain. Disposal of logged water periodically.
3	Soil	<ul style="list-style-type: none"> <li>• Preconstruction and excavation debris</li> <li>• Storage of construction material / chemicals</li> <li>• Transportation of hazardous material</li> <li>• Residual paints Solvents/ bituminous material etc.</li> <li>• Heavy vehicle operation / maintenance Generation of garbage by labourers</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of good fertile soil</li> <li>• Soil erosion,</li> <li>• Soil contamination due to mixing of construction material/ accidental spillage of chemicals /oils</li> </ul>	<ul style="list-style-type: none"> <li>• Top soil will be stock piled and maintained for green belt development.</li> <li>• Contouring and minimizing the steepness of site; Mulching in exposed areas</li> <li>• Recycle of Debris as far as possible in construction area.</li> <li>• Disposal of debris to authorized sites/ recognized landfill sites</li> <li>• Proper and Separate storage of construction material</li> <li>• Storage of all petroleum products on impervious layers viz. concrete.</li> <li>• Usage of Oil trays wherever oil spillage is expected.</li> <li>• Transportation, storage and handling, disposal of HW as per their guidelines and handing it over to authorized agencies.</li> <li>• Most use of electrically operated machinery.</li> <li>• Segregation of garbage</li> </ul>



	Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.			
4	Ecology	<ul style="list-style-type: none"> <li>• Site clearance,</li> <li>• Construction of structures</li> <li>Cutting of trees.</li> </ul>	<ul style="list-style-type: none"> <li>• Disturbing natural flora and fauna</li> </ul> <p>Loss of vegetation from chemical spills from vehicles</p>	<ul style="list-style-type: none"> <li>• Plantation of local tree species.</li> <li>• Plantation of trees will start in mid of construction phase.</li> </ul> <p>Regulation of vehicular trips and speed and proper maintenance of machinery.</p>
5	Socio economic environment	Construction work Labour hutments	<ul style="list-style-type: none"> <li>• Positive impact: Employment generation</li> <li>• Safety and hygiene at site may be affected during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate drinking water, toilet and bathing facilities.</li> <li>• Regular analysis of drinking water.</li> <li>• Personal protective and safety equipment will be provided.</li> <li>• First aid facility.</li> <li>• Regular health check up</li> <li>• Regular pest control at site.</li> <li>Crèche for worker's children</li> <li>• Educational and awareness programme for safety measures.</li> </ul>

### EMP for Operation Phase

Sr. No.	Environmental Component	Activity	Impacts	Precautionary measures
1	Ambient Air Quality & Noise level	Increased vehicular trips, Use of DG sets	<ul style="list-style-type: none"> <li>• Traffic congestion</li> <li>• Air Pollution</li> <li>• Increase in noise level</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate Parking provision; well organized traffic management plan for smooth flow of vehicles.</li> <li>• Regular PUC check-up for vehicles.</li> <li>• <b>DG sets:</b> As per CPCB norms, Proper Maintenance, Use of Low Sulphur fuel.</li> <li>• Acoustic Annexure nos for DG sets</li> <li>• Provision of green belt around the Site which will reduce air pollution and also act as noise buffer.</li> </ul>
2	Water	<ul style="list-style-type: none"> <li>• Increased demand of natural water,</li> <li>• Generation of waste water</li> <li>• Increased paved structure</li> </ul>	<ul style="list-style-type: none"> <li>• Stress on existing water supply</li> <li>• Pollution of water bodies</li> <li>• Increased run off from site.</li> </ul>	<ul style="list-style-type: none"> <li>• Use of water saving practices</li> <li>• Adoption of dual flush system</li> <li>• Rain water harvesting and use of rain water</li> <li>• Plantation of less water consuming trees.</li> <li>• Treatment of waste water for Sale Building</li> <li>• Recycling of STP treated water for secondary requirements</li> <li>• Disposal of excess treated sewage in to municipal sewer line</li> <li>• Oil &amp; grease traps will be installed on Sewers and S.W.D. at the discharge points</li> </ul>

				<ul style="list-style-type: none"> <li>• Use of paver blocks instead of fully impervious pavement to control run off along with green belt development</li> </ul>
3	Land	<ul style="list-style-type: none"> <li>• Solid waste generation,</li> <li>• Transportation of hazardous material</li> </ul> <p>Increased paved structure</p>	<ul style="list-style-type: none"> <li>• Improper disposal of waste,</li> <li>• accidental spillage of hazardous chemicals leads to soil contamination</li> </ul> <p>Increased run off from site.</p>	<ul style="list-style-type: none"> <li>• Waste minimization recovery and reuse</li> <li>• Segregation at source for all solid waste streams</li> <li>• Recycling of dry garbage</li> <li>• Treatment of wet garbage by OWC for Sale building and its use as manure</li> <li>• Use of dried STP sludge as manure Transportation, storage and handling, disposal of HW / E waste as per their guidelines and handing it over to authorized agencies.</li> <li>• Storm water drainage of adequate Capacities.</li> <li>• Use of paver blocks for percolation of rain water along with green belt development</li> </ul>
Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site				
4	Ecology	Introduction of new tree species	<ul style="list-style-type: none"> <li>• Disturbing natural flora and fauna</li> <li>• Increased Exposure to anthropogenic activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping, avenue plantation</li> <li>• Plantation of local tree species. Green line will be used at periphery of the roads and compound to separate the vehicular pollution</li> </ul>

				and noise pollution from public utility area.
5	Socio economic environment	Development of new land use, influx of people	<ul style="list-style-type: none"> <li>Stress on all utilities, risk and danger due to natural and manmade disaster</li> <li>Positive impact: Employment generation</li> </ul>	<ul style="list-style-type: none"> <li>Environmental awareness programme for surrounding area. Emergency preparedness plan and Disaster management plan will be Prepared and explained with the help of local NGO's and surrounding people and authority.</li> </ul>

### **HAZARDOUS WASTE MANAGEMENT PLAN**

#### **Construction Phase:**

Environmental Management Plan for Hazardous Waste Generation

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures
1	Leakages and spillage oil or fuel	<ul style="list-style-type: none"> <li>* Contaminated soil if any shall be disposed off to Authorized Disposal Site.</li> <li>* Bituminous materials /any other chemicals shall not be allowed to leach into the soil.</li> </ul>
2	Residual Paints/Solvents	--do--

Other hazardous wastes, if any, shall also be handled in the similar way through authorized dealers only.

#### **Operational Phase:**

Sr. No.	Source of Hazardous Waste Generation	Mitigation Measures	Disposal
1.	Waste Oil from D.G Sets	-	Waste oil will be handed over to authorized recyclers.