



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

Date:

To,
The Additional Director (S),
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra-440001

Subject: - Half Yearly Post Environment Clearance Compliance Report for a Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 3, Sector- 16A, Kharkopar Railway Station (East), Ulwe Node, Navi Mumbai, Taluka - Panvel, District-Raigad by CIDCO.

Ref: - Environmental Clearance Letter No. SIA/MH/MIS/53158/2019. Dated: - 27th October 2020.

Respected Sir,

Please find attached Half Yearly Post Environment Clearance Compliance Report **(Jan 2023 – Jun 2023)** for Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 3, Sector- 16A, Kharkopar Railway Station (East), Ulwe Node, Navi Mumbai, Taluka - Panvel, District-Raigad by CIDCO. EC accorded by Department of Environment, Government of Maharashtra, vide its letter No. SIA/MH/MIS/53158/2019. Dated: - 27th October 2020.

Thanking you,

Yours Faithfully,

**M/s. City and Industrial Development
Corporation of Maharashtra Limited (CIDCO)**

Encl: A/a

**Compliance Environmental Monitoring Report
(January 2023– June 2023)
For**

**M/s. City and Industrial Development
Corporation of Maharashtra Limited (CIDCO)**

A Proposed Project

**“Prahan Mantri Awas Yojana
(PMAY) Housing Scheme”**

At

**Plot no.3 Sector no. 16,
Kharkopar Railway Station 9(E), Panvel, Raigad.**

By

**M/s. City and Industrial Development
Corporation of Maharashtra Limited (CIDCO)**

At

**NMIA Office, 3rd Floor, Tower no. 10, Belapur station complex,
CBD Belapur, Navi Mumbai - 400614Prepared**

by

UNIQUE ENVICARE PVT LTD

**Office No.2, 1st Floor, Tulsi Green Apartments,
Lane No. 5, Laxman Nagar, Baner, Pune - 411045
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MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

PART - I

DATA SHEET

1.	Project type: River –Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction – Residential & Commercial construction Project)
2.	Name of the Project	“Pradhan Mantri Awas Yojana (PMAY) Housing Scheme” at Plot no. 3, Sector- 16, near Kharkopar Railway Station, Ulwe Node, Navi Mumbai, Taluka - Panvel, District-Raigad.
3.	Clearance Letter (s)/OM No. and date	EC No:- EC23B039MH150471 SIA/MH/MIS/50802/2019. Dated 31th March 2020.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Raigad Maharashtra 18°58'31.26"N, 73°01'20.91"E
	(a) Address for correspondence	CIDCO Bhavan , CBD Belapur, Navi Mumbai, Thane, Maharashtra 400614.
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	Name: Shri. Sanjay Shankarrao Dahedar Designation : Superintending Engineer(HSG-III) Address: NMIA Office, 3rd floor, Tower no. 10, Belapur Station complex, CBD Belapur, Navi Mumbai. Contact: 022-67918100 Email id: pmay.cidco@gmail.com
6.	Salient Features	
	(a) Of the project	Please Refer Annexure – I
	(b) Of Environmental Management Plans	Please Refer Annexure – II
7.	Breakup of the project area	Total Plot Area – 109265.73 Sq.mt. Built-up Area- : 339151.95 Sq.mt.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the CIDCO.
	(b) Others	Not Applicable
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.	There is no displacement of population due to project hence not applicable.



	(a) SC, ST /Adivasis	Not Applicable since there is no displacement of population
	(b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	Not Applicable since there is no displacement of population
9.	Financial details	
	(a) Project cost as originally planned and sub-sequent revised estimates and the year of price reference.	INR 1076.47 Cr
	(b) Allocation made for environmental management plans with item wise and year Wise break-up.	Please refer annexure- IV
	(c) Benefit cost ratio/Internal rate of Return and the year of assessment	-----
	(d) Whether (c) include the cost of Environmental management as shown in The above.	Yes
	(e) Actual expenditure incurred on the project so far	INR Rs. 300.50 Cr.
	(f) Actual expenditure incurred on the environmental management plans so far	05 Lakhs
10.	Forest land requirement.	No Forest land required for project
	(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	Nil



12.	Status of construction. (Actual &/or planned)	Planned			Actual
		Building Name	No of Building	No. Of Floor	
		EWS-A(R)	43	GR + 15 Floors	GR + 15 Floors
		Commercial Blocks		Ground Floors	GR
		Community Center		Ground Floors	GR
		Security Cabins		GR	GR
	(a) Date of Commencement (Actual &/or planned)	13/09/2020			
	(b) Date of completion (Actual &/or planned)	23/02/2027			
13.	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress			
14.	Dates of Site Visits				
	(a) The dates on which the project was monitored by the regional office on previous occasions, if any.				
	(b) Date of site visit for this monitoring report				

For,

Authorized Signatory



Shri. Sanjay Shankarrao Dahedar,
Superintending Engineer (HSG -III)

Annexure I

Salient Features of the Project

ANNEXURE - I

Salient Features of the Project

Project Site	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 3, Sector- 16, Kharkopar Railway Station (E), Village: Gavhan and Kharkopar, Taluka-Panvel, District- Raigad, Maharashtra.
Construction & Development	Others (Building Residential and Commercial construction Project)
Total Plot Area	1,22,146.15 Sq.mt.
Total Built- up Area	4,09,583.92Sq.mt.
Water requirement	1327 KLD
Estimated project cost	INR 1375.44 Cr.
Nearest railway station	Kharkoper Railway Station
Nearest Airport	Chhatrapati Shivaji Maharaj International Airport: Approx. 39.05 Km

Google Image of the Project Site



Project Site

Environmental Management Plan (EMP)

AIR ENVIRONMENT

CONSTRUCTION PHASE

During Construction phase, the impact on air environment will mainly be due to the fugitive emissions like particulate matter etc. that will be generated due to activities like excavation, transportation & handling of equipment's & materials etc.

Air quality shall be managed by the following:

1. Water sprinkling to settle down the dust generated during construction activities.
2. DG sets shall be provided as per CPCB norms.
3. Appropriate stack height shall be provided to discharges the emission from DG sets at a certain height in order to avoid concentration of pollutants on ground.
4. The workers shall be provided with nose mask & goggles to reduce impact on health.
5. Barricades to be provided along with the periphery of the site.
6. Ambient air quality monitoring to be done in once a fortnight.

Operation Phase

During operation phase, the main source of pollution will be the proposed DG set of **Fuel Consumption for 100 KVA DG Set – 10 NOS Each, 160 KVA DG Set – 6 Nos each & 250 KVA DG Set – 6 Nos each, 630 KVA DG Set – 1 Nos each, 1500 KVA DG Set- 7 Nos each**, Set will be used as back up source of energy and will be operated on inbuilt fuel storage. It will not add significant pollution in the ambient.

The Management practices to be followed are as follows:

1. Trees to be planted with special care to mitigate dust and noise.
2. Insist for PUC certified vehicles for operational staff.
3. Ambient air quality monitoring to be done in once a fortnight.
4. Traffic movement is not significant in the connected road. Connect road is not having much habitation.
5. With Single Contactor AMF Panel and Sound Proof Enclosure of DG Set with dB level not greater than 75dB (A)

WATER ENVIRONMENT

Construction Phase

During construction phase total 29 KLD for workers source CIDCO and 30-40 KLD for construction (depending on construction activity) of water required for curing & sprinkling purpose with domestic. The water shall be taken by Tanker.

Water management during construction phase shall be done as under:

1. The construction site shall be provided with sufficient and 25 toilet facilities for construction 250 workers employed from nearby area) to allow proper standards of personal hygiene. These facilities shall be connected to a packaged STP and maintain to ensure minimum or no environmental impact.
2. Water Analysis shall be done once in three months.
3. Provision of potable water for workers and staff.

Operation Phase

The total water requirement has been estimated to be

Water shall be used mainly for drinking, flushing, hand washing & miscellaneous purpose.

Management shall be done as under:

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- Sewage (970 KLD) shall be discharged into existing nodal STP of 32 MLD capacity located at Ulwe sector 6 for treatment.
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **8 Nos of Recharge pits** will be provided for rain water harvesting on site.
- Water Analysis shall be done once in three month

LAND ENVIRONMENT

Construction Phase:

- During construction phase, construction waste & excavated material is generated.
- Management of this waste is discussed below:
 1. Excavation during pillar foundations will lead to generation of excess soil. Top soil will be used for landscaping & left out soil will be used for land filling.
 2. Training will be given to the subcontractor & to the workers for waste collection, segregation and sanitation.
 3. Separate storage of construction material.
 4. Empty containers of paints & fluorescent tube lights to be collected at one place & send to authorized agency for scientific disposal.

Operation phase:

- During operation phase, solid waste will be generated by **9904.00 Kg/day** expected residence
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - **5660 Kg/day** dry waste will be handed over to authorized recyclers.
 - **3774 Kg/day** wet waste will be composted using Organic Waste Composter.
 - STP sludge **00 kg/day** will be used as manure after treatment in OWC
 - E-Waste **470 kg/day** will be handed over to SWACH.

NOISE ENVIRONMENT

Construction Phase

The management measures for noise are as follows:

1. Barricading the construction site along the periphery to avoid noise nuisance to the surrounding areas.
2. Insists to use ear plugs to construction labours & staff.
3. Noise monitoring will be done daily.
4. High noise generating construction activities would be carried out only during day time.
5. Acoustically enclosed DG set will be brought & installed.

Operation Phase

Ongoing construction activity is going on with the existing provided load

The management measures for noise are as follows:

1. Noise monitoring will be done in once a fortnight.
2. Traffic management plan to be prepared.
3. Acoustically enclosed DG set will be brought & installed.
4. DG sets will be used as a stand by only at the time of power failure.

BIOLOGICAL ENVIRONMENT

Construction Phase:

Biological environment will be affected due to tree cutting during construction phase.

The management are as follows:

1. No trees available on site
2. Plantation of **2971 Nos** of trees have been planted.

Operation Phase:

The management are as follows:

1. Adequate provisions are made to facilitate daily watering of all plants and lawns.
2. Special attention provided during summer to ensure that the green belt does not suffer from water shortage.
3. Development & maintenance of green belt to be considered on priority bases.

SOCIO ECONOMIC ENVIRONMENT

Construction Phase

Positive impact on surrounding population during construction activity, as nearby people may get direct or indirect employment

Health & Safety

Management in Socio Economy are as follows:

1. Provision of adequate drinking water, toilet and bathing facilities to be made available on project site for the families of construction workers.
2. Proper Training and awareness programme to be carried out so that the workers understand the importance of wearing personal protective equipment.
3. First aid and medical facilities to be provided on site.

Operation Phase

1. Improvement in transport, communication facilities, lifestyle and social status etc. due to ancillary development.
2. Local skilled and labourers will have opportunities for employment directly and indirectly.

Cost of Environmental Management Plan (EMP)

ANNEXURE – III

Environment Management Cost

During Construction Phase:

Sr. No.	Attributes	Particulars	Cost (Lacs)/ Annum
1.	Water	Dust Suppression/Drinking Water	7.35
2.	Site Sanitation , Health, Check – up & Safety	Healthy & Safety	54.00
3.	Environmental Monitoring	Air, Water, Noise, Soil	52.7
4.	Air Environment	Exhaust from DG set	5.24
5.	Socio-economic Environment	Disinfection – pest control, first aid facilities, health check ups, Creches for children and personal protective equipment	6.0
Total			125.29

During Operation Phase:

Sr. No.	Details	Description	Capital cost (INR) (Lacs)	O & M Cost (INR/annum) (Lacs)
1.	Air, water, Noise, Soil	Post Project Environment Monitoring	-----	0.22
2.	Water	Rainwater Harvesting	181.5	11.1
3	Wastewater	Sewage Treatment Plant	979.35	139.81
4.	Municipal Solid waste	Solid waste Management	108.10	5.73
5.	Plantation	Landscaping	104.49	1.63
6.	Energy	Energy Savings	805.00	24.15
Total		--	2178.44	183.88

Compliance Report

For

A Proposed Project

**“Pradhan Mantri Awas Yojana (PMAY) Housing
Scheme”**

**At Plot no. 3, Sector- 16, Kharkopar Railway Station
(East), Village: Gavhan and Kharkopar, Taluka: Panvel,
District: Raigad, State: Maharashtra.**

ANNEXURE IV
ANNEXURE IV

EC NO.	No. SIA/MH/INFRA2/406817/2022. Dated:- 11/04/2023.
Project Name	A Proposed Project - "Pradhan Mantri Awas Yojana (PMAY) Housing Scheme"
Location	Plot no. 3, Sector- 16, near Kharkopar Railway Station (East), village: Gavhan and Kharkopar , Taluka: Panvel, District: Raigad, State: Maharashtra.
Developer	M/s. City and Industrial Development Corporation of Maharashtra Limited. (CIDCO) at NMIA Office, 3rd floor, Tower no. 10, Belapur Station complex, CBD Belapur, Navi Mumbai – 400 614.

Part – A Special Conditions - SEAC		
Sr. No.	Particulars	Status
I.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of document as applicable clarifying its conformity with local planning rules and provisions as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra	PP has Consented Condition.
II.	PP to obtain following NOCs & remarks as per amended planning: a) water supply; b) sewer connection; c) SWD NOC; d) final CFO NOC; e)Tree NOC.	PP has obtained All Nocs.
III.	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.	PP has Consented to the Condition.
IV.	PP to submit certified compliance report of earlier EC FROM Regional office, MOEF&CC Nagpur.	PP has Consented to the Condition.
V.	PP to explore to convert 25% of car parking into 2-wheeler parking considering socio-economic survey of the project.	Noted.
VI.	PP to flush the top of the UGTs to the ground level.	Noted.
VII.	PP to include cost of DMP in EMP & accordingly revise EMP of construction and operation phase.	Noted.

ANNEXURE IV

VIII.	PP to relocate parking proposed above the STP of 1300 KLD capacity.	Noted.
IX.	PP to submit revised RG area calculation deducting area under UGTs proposed in RG.	PP has Consented to the Condition.
X.	PP to relocate parking proposed in RG area.	Noted.
XI.	This EC is restricted for LIG building up to 61.60 m height, for EWS building up to 44.20 m height and for commercial building up to 45.90 m height only as per CFO NOC.	
XII.	EC is further restricted up to 63.16 m height only as pp has obtained civil aviation NOC for the same.	PP has Consented to the condition.
XIII.	PP to keep space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, pp to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has Consented to the condition.
XIV.	PP to achieve at least 5% of total energy requirement from solar /other renewable sources.	PP has Consented to the condition.
XV.	PP shall comply with standard EC conditions mentioned in the office memorandum issued by MOEF & CC vide F.NO. 22-34/2018-IA. III Dt. 04.01.2019.	PP has Consented to the condition.
XVI.	SEIAA after deliberation decided to grant EC for- FSI-1,68,767.04 m ² , Total BUA-4,09,583.92 m ² . (plan approval no. CIDCO/Arch(BP-IHP)BP-IHP/134/2022/000593, Dated-21.01.2022)	PP has Consented to the condition.

Part – B Special Conditions - SEIAA

I.	This EC is restricted for LIG building up to 61.60 m height, for EWS building up to 44.20 m height and for commercial building up to 45.90 m height only as per CFO NOC.	PP has Consented to the condition.
II.	EC is further restricted up to 63.16 m height only as	Noted.

ANNEXURE IV

	PP has obtained Civil Aviation NOC for the same	
III.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	PP has Consented to the Condition. Project is in construction Phase After Completion of Construction Work, Project Proponent will keep open space unpaved , So as to ensure permeability of water PP will provide grass pavers of Suitable type and strength to increase the water permeable area.
IV.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has Consented to the Condition. Proposed total Saving 26.11 %.
V.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	PP has consented to the Condition. The Project Proponent has taken various measure to comply with the standard EC Conditions relating to Construction Phase. PP has assured to Comply with the condition relating to the Operation Phase.
VI.	SEIAA after deliberation decided to grant EC for FSI- 24,009.14 m ² , Non FSI-12,462.07 m ² and Total BUA-36,471.21 m ² (Plan approval BP/EC/Mamurdi/01/2022, Dated:- 24.05.2022.)	Noted.

General Conditions-

Part A- Construction Phase:-

Sr. No.	Particulars	Status
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material	Complied. During Construction Phase the generation for dry Waste is 15 kg/day & Collected to Municipal for safe disposal of Solid Waste.
ii.	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the	PP has Consented to the condition. PP has been taking precautionary

ANNEXURE IV

	neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	measures.
iii.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board	No hazardous waste material is generated since it is a construction.
iv.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Complied. PP has made arrangement for drinking water facility and sanitary Facility to Construction workers.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	PP has consented to the condition. PP will made arrangement for the waste water and storm water not get mixed.
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Complied. For water conservation measures, use of ready-mix concrete and practice of curing regularly used.
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. No ground water extraction takes place
viii.	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing ground water.
ix.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	PP has Consented to the condition. PP will be installed in later stages of construction phase.
x.	The Energy Conservation Building code shall be strictly adhered to.	PP has Consented to the condition. PP will strictly adhere the stipulated condition.

ANNEXURE IV

xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Complied. The generated topsoil is being store and will be used for landscaping purpose.
xii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	PP has consented to the condition. Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
xiii.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied.
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	PP has Consented to the condition. Project proponent has been strictly adhering all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
xv.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	PP has consented to the Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The location and height of the DG set will be installed as per the Central Pollution Control Board (CPCB).
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Complied. Vehicles hired for bringing construction material to the site is regularly maintained.
xvii.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to	Complied. Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.

ANNEXURE IV

	reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCR/MPCB.	
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	PP has consented to Condition. CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
xix.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	Complied. Project proponent has made Separate Environment Cell for regular Supervision.

Part B - Operation Phase:-

i	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved. sites for land filling after recovering recyclable material.	Segregation of garbage will be done. Total Solid waste – 9434 kg Biodegradable Waste – 5660 kg Non - Biodegradable Waste – 3774 kg STP Sludge ----kg/day E-Waste – 470 kg/day Dry waste will be handed over to recycling to agency authorized vendor and Wet waste will be converted into manure from OWC.
ii	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted
iii	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated	Noted & will be complied.

ANNEXURE IV

	effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	
iv	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting. PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Allotment/ occupation will be given after installation of environmental infrastructure & certification from appropriate authority.
v	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	We shall give proper facilities to the project site.
vi	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
vii	PP to provide adequate electric charging points for electric vehicles (EVs)	Noted & will be complied.
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.	We will follow the CPCB norms for Green Belt Plantation of trees for operational phase will start in mid of construction

ANNEXURE IV

		phase.
ix	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted & complied
x	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Noted
xi	The project management shall advertise at least in two local newspapers, widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Noted
xii	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	complied.
xiii	The proponent shall upload the status of compliance of the stipulated EC condition 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 SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Complied EC Compliance report enclosed herewith. Annexure - IV

ANNEXURE IV

C) General EC Condition		
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	We observe strict compliance of conditions stipulated by SEAC & SEIAA
ii	If applicable Consent for Establishment shall be obtained from Maharashtra Pollution respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; 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.	Noted. PP have obtained Consent wide No. Format1.0/CC-CELL/UAN No.0000093638/CE-2011000786 Dt :-12/11/2020 Expansion CTE No. Format1.0/CAC-CELL/UAN No.0000167630/CE/2310001668 Dt:-23/10/2023.
iii	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
iv	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard I copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We have obtained environment Clearance copy is attached herewith. Annexure –VI (Granted EC Copy)
v	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & will be complied.
vi	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its	Noted & complied.

ANNEXURE IV

	amendments, shall be carried out without prior approval of the SELAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SELAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	
vii	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted
4.	This Environment clearance is being issued The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted
5.	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	Noted
6.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under	Noted

ANNEXURE IV

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


Monitoring Reports

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

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2022-23/09/810		Report Date	10.09.2022
Sample ID: -	GESEC/PRO/AAQM/2022-23/09/810			
Name & Address of the Customer	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, Plot No. 3. Sector 16A. Kharkopar Railway Station (East). Ulwe Node, Navi Mumbai, Taluka: Panvel, District: Raigad by CIDCO.			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Project site		UEPL	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.15 Am	6.15 Pm		08 Hrs.	
Metrological Data/Environmental Conditions				
Ambient Temperature °C	27.5	Wet Bulb Temperature °C	20.5	
Dry Bulb Temperature °C	27.5	Relative Humidity % RH	60.8	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
05.09.2022	06.09.2022	06.09.2022	10.09.2022	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	IS:5182 (PART 2):2017	µg/m ³	≤ 80	23.14
Nitrogen Dioxide (NO ₂)	IS:5182 (PART 6):2018	µg/m ³	≤ 80	28.78
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100	49.02
Particulate Matter PM _{2.5}	IS:5182 (PART 24):2019	µg/m ³	≤ 60	23.47
Remark- ➤ All above results are within National Ambient Air Quality standards.				

END OF REPORT






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

Page 1 of 1

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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- MoEF approved Lab by Govt. of India. From date. 16/02/2022 to 29/02/2024.

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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2022-23/09/811		Report Date	10.09.2022
Sample ID: -	GESEC/PRO/ANLM/2022-23/09/811			
Name & Address of the Customer	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, Plot No. 3. Sector 16A. Kharkopar Railway Station (East). Ulwe Node, Navi Mumbai, Taluka: Panvel , District: Raigad by CIDCO.			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	UEPL			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
05.09.2022	05.09.2022	05.09.2022	05.09.2022	
Test Location	Unit	Average Noise Level Readings		CPCB Standards
		Day	Night	dB(A)
Near Project site	dB (A)	60.1	52.8	65/55
Remark- <ul style="list-style-type: none"> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day - 65/55 dB (A) . 				
<div style="text-align: center;">  </div> <div style="text-align: right;">  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By </div>				

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TEST REPORT			
Test Report No :GESEC/PRO/W/2022-23/09/812	Date of Reporting		10.09.2022
Sample ID : GESEC/PRO/W/2022-23/09/812	Sample Details		Ground Water
Name & Address of the Customer - Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, Plot No. 3. Sector 16A. Kharkopar Railway Station (East). Ulwe Node, Navi Mumbai, Taluka: Panvel , District: Raigad by CIDCO.	Type of Sample		Water
	Volume Of Sample		2 Lit plastic Can +250ml Sterile bottle
	Sample Status		Sealed
	Sample Collected By		UEPL
	Date of Sample Collection		05.09.2022
	Date of Sample received in lab		06.09.2022
	Analysis start Date		06.09.2022
	Analysis End Date		10.09.2022
WATER ANALYSIS REPORT			
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Colour	<5	Hazen	IS:3025 (Part 4):2021
Turbidity	<1	NTU	IS:3025 (Part 10):2019
TDS	154.32	mg/l	IS:3025 (Part 16):2017
Chemical Parameter			
pH	7.01	--	APHA 4500 H ⁺ ,A, 23 rd Ed.2017
Total Hardness	174.01	mg/l	IS:3025 (Part 21):2019
Residual Chlorine	<0.1	mg/l	IS:3025 (Part 26):2019
Sulphate	63.8	mg/l	IS:3025 (Part 24):2019
Chloride	32.4	mg/l	IS:3025 (Part 32):2019
Total Alkalinity	122.14	mg/l	IS:3025 (Part 23):2019
Calcium (as Ca)	39.07	mg/l	IS:3025 (Part 40):2018
Magnesium (as Mg)	21.17	mg/l	IS:3025 (Part 46):2019
Elemental Analysis			
Iron as Fe	<0.025	mg/l	IS:3025 (Part 2):2019
Microbiological Parameter			
Total Coliform	Present	Per 100ml	IS 15185:2016
E.coli.	Absent	Per 100ml	IS 15185:2016

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TEST REPORT				
Test Report No	GESEC/PRO/ST/2022-23/09/813		Report Date	10.09.2022
Sample ID: -	GESEC/PRO/ST/2022-23/09/813			
Name & Address of the Customer	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, Plot No. 3. Sector 16A. Kharkopar Railway Station (East). Ulwe Node, Navi Mumbai, Taluka: Panvel, District: Raigad by CIDCO.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
05.09.2022	06.09.2022	06.09.2022	10.09.2022	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 750 KVA		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions (m)	0.1524	Pressure(mmWG)	5.3	
Height (m)	5.0			
Temperature (k)	478	Velocity (m/s)	9.84	
Gas Volume (Nm ³ /Hr)	402.85			
Parameters	Method	Unit	Limit	Result
Particulate Matter	IS 11255 (Part 1) 2019	mg/NM ³	<150	47.06
Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 2019	mg/NM ³	--	20.08
Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 2019	Kg/day	--	0.19
Remarks- ➤ All above results are well within MPCB Limit.				
<div style="text-align: right;">  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By </div>				


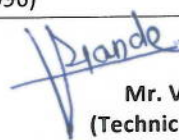
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 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Report No: GESEC/PRO/SO/2022-23/09/814		Date of Report		10.09.2022
Sample ID: GESEC/PRO/SO/2022-23/09/814		Date of Sampling		05.09.2022
Name and Address of the Customer – Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, Plot No. 3. Sector 16A. Kharkopar Railway Station (East). Ulwe Node, Navi Mumbai, Taluka: Panvel , District: Raigad by CIDCO.		Start Date of Analysis		06.09.2022
		End Date of Analysis		10.09.2022
		Sample Details		soil
		Nature of sample		solid
Sample Collected By		UEPL		
Parameter	Result	Unit	Standard Method	
pH	5.63	---	ICARDA-Methods of soil, Plant and water analysis, Page No. 65-66:2001	
Electrical Conductivity	374	µs/cm	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.81-82: 2011	
Available Manganese as Mn	10.12	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011	
Available Nitrogen	11.08	%	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.89-90: 2011	
Available Phosphorus	19.32	kg/ha	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.95-98: 2011	
Available Potassium	204.74	kg/ha	Methods Manual, Soil Testing in India (Dept of Agriculture and Cooperation, Ministry of Agri. Government of India, page No.99:2011	
Sodium adsorption ratio	7.32	mmolc/l	ISRIC, Page No.13-58/59:2002	
Total Nitrogen	0.012	%	IS: 14684:2019	
Exchangeable calcium	4.04	meq/ 100g	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.102-105: 2011	
Exchangeable Magnesium	1.85	meq/ 100g	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.102-105: 2011	
Total Zinc as Zn	123.0	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Total Copper as Cu	10.24	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Lead as Pb	63.00	mg/kg	USEPA-3050B,Rev 2 December (1996)	
Total Manganese as Mn	107.1	mg/kg	USEPA-3050B,Rev 2 December (1996)	
<div><div></div><div> Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By</div></div>				

END OF REPORT

Page 1 of 1

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ANNEXURE – VI

Copy of Environmental Clearance



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

To,

The Superintending Engineer (HSG & AP-I)

CIDCO

NMIA Office, 3rd floor, Tower no. 10, Belapur Station complex, CBD
 Belapur, Navi Mumbai. -400614

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/406817/2022 dated 18 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B039MH150471 |
| 2. File No. | SIA/MH/INFRA2/406817/2022 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO). |
| 7. Name of Company/Organization | CIDCO |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 11/04/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/406817/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
City and Industrial Development Corporation
of Maharashtra Limited (CIDCO),
Plot No. 3, Sector 16, Kharkopar Railway Station (East),
Village: Gavhan and Kharkopar, Taluka: Panvel,
District: Raigad.

Subject : Environment Clearance for Proposed Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

Reference : Application no. SIA/MH/INFRA2/406817/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 192nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/406817/2022	
2	Name of Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).	
3	Project category	8 (b)	
4	Type of Institution	Semi-Government	
5	Project Proponent	Name	City and Industrial Development Corporation of Maharashtra Limited (CIDCO)
		Regd. Office address	CIDCO Bhavan, C.B.D. - Belapur, Navi Mumbai 400614
		Contact number	9867911114
		e-mail	ce.nmia@cidcoindia.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March, 2023	
7	Applied for	Expansion	

8	Location of the project	Plot No. 3, Sector 16, Kharkopar Railway Station (East), Village: Gavhan and Kharkopar, Taluka: Panvel, District: Raigad, State: Maharashtra, India.					
9	Latitude and Longitude	Latitude: 18°57'32.93"N Longitude: 73°0'56.55"E					
10	Plot Area (sq.m.)	1,22,146.15 sq. mt.					
11	Deductions (sq.m.)	0.00 sq. mt.					
12	Net Plot area (sq.m.)	1,22,146.15 sq. mt.					
13	Ground coverage (m ²) & %	32,046.53 sq. mt. (26%)					
14	FSI Area (sq.m.)	2,40,816.88 sq. mt.					
15	Non-FSI (sq.m.)	1,68,767.04 sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	4,09,583.92 sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	Received Development permission dated 21.01.2022 from CIDCO. For total construction built up area = 4,09,583.92 Sq. mt.					
18	Earlier EC details with Total Construction area, if any.	Received EC dated 27.10.2020 from SEIAA for total construction built up area 1,57,689.68 sq. mt.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	The total Constructed Area (FSI + Non FSI) on site till date is 96,382.76 sq.mt.					
20	Previous EC/ Existing Building		Proposed Configuration				Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	21 Nos. of Buildings (EWS)	Ground + 14 Floors each	47.50	26 nos. of Buildings (EWS)	Ground + 14 floors each	47.50	<ul style="list-style-type: none">Now 5 nos. of buildings for EWS and 10 nos. of buildings for LIG are proposed due to increase in plot areaChange in location of 2 no. of EWS buildings
				10 Nos. of Residential Buildings (LIG)	Ground + 20 Floors each	64.90	
	One Commercial Building	Ground Floor	7.50	One Commercial + MLCP Building	Ground + 3 Podium + 10 floors	49.15	<ul style="list-style-type: none">Change in design & location of the building due to change in planning.

							<ul style="list-style-type: none"> Proposed 3 nos. of podium, 10 nos. of floors and MLCP
	One Community centre	Ground floor	6.45	Community centre 1	Ground Floor	6.45	No change
	--	--	--	Community centre 2	1 level (above 5 th floor in MLCP Tower of residential building)	3.30	Proposed now
	--	--	--	One MLCP Building for Residential	Ground + 5 Floors	21.15	Proposed now
21	No. of Tenements & Shops		Flats: 4412 Nos. Shops: 104 Nos. Offices				
22	Total Population		27212 nos.				
23	Total Water Requirements CMD		2967 CMD				
24	Under Ground Tank (UGT) location		Underground				
25	Source of water		CIDCO				
26	STP Capacity & Technology		1 STP of capacity 1300 KL 1 STP of capacity 1500 KL 1 STP of capacity 275 KL Technology: Moving Bed Bio Reactor (MBBR)				
27	STP Location		Underground				
28	Sewage Generation CMD & % of sewage discharge in sewer line		2500 CMD Sewage discharge in sewer line: 52%				
29	Solid Waste Management during Construction Phase		Type	Quantity (Kg/D)	Treatment / Disposal		
			Dry waste	36	To authorized recyclers.		
			Wet waste	24			
			Excavation waste	75,000 cum	Reused on site for backfilling and levelling.		
				71,000 cum	Excavation earth material generated during construction of remaining buildings shall be reused on site for backfilling and levelling.		
			Construction waste	--	Reuse/ recycle and		

				disposal of remaining waste to the authorized landfill site.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	5660 Kg/day	To Authorized recyclers
		Wet waste	3774 Kg/day	Treatment in OWC
		E-waste	470 Kg/month	Shall be stored separately at a common designated location and handed over to Authorized agency for further disposal as per E-waste (Management) Rules, 2016 and as amended in 2018
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 18,321.92 sq. mt. RG provided on mother earth: 14,451.07 sq. mt. Balance RG provided on ground: 4,025.70 sq. mt. RG provided on podium: 0.00 sq.mt Total: 18,476.77 sq. mt. Existing trees on plot: 329 Nos. Number of trees to be planted: 2971 nos. a) In RG area: 1792 nos. (including periphery trees) b) In Miyawaki Plantation (with area): 1179 nos. of trees (Area = 523 sq.mt.) Number of trees already cut: 45 nos. Number of trees to be cut: 175 nos. Number of trees already transplanted: 17 nos. Number of trees to be transplanted: 58 Nos. Retained trees: 34 nos.		
33	Power requirement	During Operation Phase: Connected load (kW): 29216 kW Maximum demand (kW): 17909 kW		
34	Energy Efficiency	a) Total Energy saving (%): 26.11% b) Solar energy (%): 5.07%		
35	D.G. set capacity	10 DG sets of capacity 100 kVA each 6 DG sets of capacity 160 kVA each 6 DG sets of capacity 250 kVA each 1 DG set of capacity 630 kVA 7 DG sets of capacity 1500 kVA each		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 2270 nos. 2-Wheeler: 562 nos. Provision of 280 nos. (25% of 4-wheeler & 2-wheeler) of E-charging points.		
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of 8 nos. of Rain water harvesting tanks of capacity 1620 KL		
38	Project Cost in (Cr.)	Rs. 1375.44 Cr.		
39	EMP Cost	Construction Phase: Rs. 125.29 Lacs		

		Operation Phase: Capital cost: Rs. 2178.44 Lacs Operational and Maintenance cost: Rs. 183.88 Lacs/annum
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

COMPARATIVE STATEMENT – AREA AND PARKING DETAILS			
Description	EC received dated 27.10.2020	Expansion in EC	Remarks
Plot area (sq.mt.)	48,167.81	1,22,146.15	Proposed increase by 73,978.34 sq.mt. as per site demarcation plan received from CIDCO.
Requirement of Recreational Ground (RG) area (sq.mt.)	7,225.17 (15%)	18,321.92 (15%)	Proposed increase by 11,096.75 sq.mt. due to increase in plot area.
Provision of Recreational Ground (RG) Area (sq.mt.)	7,671.98 (15.9%)	18,476.77 (15.1%)	Provision of Recreational Ground (RG) area as per requirement.
Built-up Area as per FSI (sq.mt.)	80,757.19	2,40,816.88	Proposed increase by 1,60,059.69 sq.mt due to increase in plot area and permissible built-up area
Built-Up Area as per Non FSI Area (sq.mt.)	76,932.49	1,68,767.04	Proposed increase by 91,834.55 sq.mt.
Total Construction Built-up Area (sq.mt.)	1,57,689.68	4,09,583.92	Proposed increase by 2,51,894.24 sq.mt.
Parking requirement (Nos.)	4-Wheeler: 680 2-Wheeler: 62	4-Wheeler: 2223 2-Wheeler: 202	4 Wheelers: Proposed increase by 1543 nos. in line with GDCR norms 2 Wheelers: Proposed increase by 140 nos. in line with GDCR norms
Parking spaces provision (Nos.)	4-Wheeler: 695 2-Wheeler: 84	4-Wheeler: 2270 2-Wheeler: 562	4 Wheelers: Proposed increase by 1575 nos. in line with GDCR requirement 2 Wheelers: Proposed increase by 478 nos. in line with GDCR requirement
Building No. and Configuration			
21 Nos. of Buildings (EWS): Ground + 14 Floors each	26 nos. of Buildings (EWS): Ground + 14 floors each		• Now 5 nos. of buildings for EWS and 10 nos. of buildings for LIG are proposed due to increase in plot area
	10 Nos. of Residential Buildings (LIG): Ground + 20 Floors each		

		<ul style="list-style-type: none">• Change in location of 2 no. of EWS buildings• Construction of 19 nos. of EWS buildings is in progress as per the received EC.	
One Commercial Building: Ground Floor	One Commercial + MLCP Building: Ground + 3 Podium + 10 floors	Change in design & location of the building due to change in planning. Proposed 3 nos. of podium, 10 nos. of floors and MLCP Construction not started on site	
One Community centre: Ground floor	Community centre 1: Ground Floor Community centre 2: 1 level (above 5 th floor in MLCP Tower of residential building)	<ul style="list-style-type: none">• No change in Community centre 1• Now Community centre 2 is proposed• Construction not started on site	
--	One MLCP Building for Residential: Ground + 5 Floors	<ul style="list-style-type: none">• Proposed now• Construction not started on site	
No. of Flats/shops/Offices			
Flats: 2352 Nos. Shops: 36 Nos.	Flats: 4412 Nos. Shops: 104 Nos. Offices	Flats: Proposed increase by 2060 nos. Shops: Proposed increase by 68 nos. Now Offices are also proposed	
ENVIRONMENTAL PARAMETERS			
Occupancy (Nos.)	9516	27212	Proposed increase by 17696 nos. due to increase in flats, shops and provision of offices
Total Water Requirement (KLD)	1327	2967	Proposed increase by 1640 due to increase in occupancy.
Sewage Generation (KLD)	1105	2500	Proposed increase by 1395 due to increase in water requirement.
Treatment facility	GWTP 3 # 950 KL (Underground)	STP 3 # 3075 KL (Underground)	Now instead of GWTPs, 3 nos. of STPs are proposed for treatment of sewage.
Solid Waste Generation (kg/day)	4243	9434	Proposed increase by 5191 due to increase in occupancy.

3. The proposal has been considered by SEIAA in its 257th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:

- a) Water supply; b) Sewer connection; c) SWD NOC; d) Final CFO NOC; e) Tree NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to submit certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to explore to convert 25% of car parking into 2-wheeler parking considering socio-economic survey of the project.
6. PP to flush the top of the UGTs to the ground level.
7. PP to include cost of DMP in EMP & accordingly revise EMP of construction & operation phase.
8. PP to relocate parking proposed above the STP of 1300 KLD capacity.
9. PP to submit revised RG area calculation deducting area under UGTs proposed in RG.
10. PP to relocate parking proposed in RG area.

B. SEIAA Conditions-

1. This EC is restricted for LIG building up to 61.60 m height, for EWS building up to 44.20 m height and for commercial building up to 45.90 m height only as per CFO NOC.
2. EC is further restricted up to 63.16 m height only as PP has obtained Civil Aviation NOC for the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for – FSI –2,40,816.88 m², Non FSI- 1,68,767.04 m², Total BUA-4,09,583.92 m². (Plan approval No. CIDCO/Arch(BP-IHP)/BP-IHP /134/2022/000593, dated-21.01.2022)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as

per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a

separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal

Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

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

C) General EC Conditions:-

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

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

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Date: 4/11/2023 12:37:03 PM

Consent Application

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000167630/CE/2310001668

Date: 23/10/2023

To,
City and Industrial Development
Corporation of Maharashtra Limited
(CIDCO),
Plot No. 3, Sector 16A, Kharkopar Railway
Station (East), Ulwe Node,
Navi Mumbai, Taluka: Panvel, District:
Raigad.



Your Service is Our Duty

Sub: Consent to Establish (Expansion) for construction of Residential/Commercial (Shops) project under Pradhan Mantri Awas Yojana (PMAY), under RED category.

- Ref:**
1. Earlier Consent to Establish vide No:-Format1.0/CC-CELL/UAN No.0000093638/CE-2011000786 dated 12.11.2020.
 2. Environment Clearance vide No. SIA/MH/INFRA2/406817/2022 dated 11.04.2023.
 3. Minutes of 12th CAC meeting held on 26.09.2023.

Your application NO. MPCB-CONSENT-0000167630

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.992.61 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish (Expansion) for construction of Residential/Commercial (Shops) project under Pradhan Mantri Awas Yojana (PMAY) named as City and Industrial Development Corporation of Maharashtra Limited (CIDCO) (PMAY),Plot No. 3, Sector 16A,Kharkopar Railway Station (East), Ulwe Node, Navi Mumbai, Taluka: Panvel, District: Raigad, State: Maharashtra, on Total Plot Area of 122146.15 Sq.Mtrs. for construction BUA of 251894.24 EXPANSION & EARLIER C2E -1,57,689.68 sq.mtrs. out of Total Construction BUA of 409583.92 SqMtrs as per EC granted dated 11.04.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environment Clearance dated 11.04.2023	122146.15	409583.92
2	Consent to Establish dated 12.11.2020	48167.81	157689.68

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	1395	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
1 TO 6	DG SET	6	As per Schedule -II
7 TO 12	DG SET	6	As per Schedule -II
13 TO 18	DG SET	6	As per Schedule -II
19	DG SET	1	As per Schedule -II
20 TO 26	DG SET	7	As per Schedule -II

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

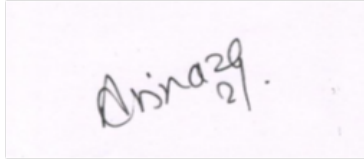
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	3114 Kg/Day	SEGREGATION	SALE/ CIDCO
2	WET GARBAGE	2077 Kg/Day	OWC	MANURE
3	STP SLUDGE	250 Kg/Day	FILTER PRESS	MANURE
4	e WASTE	470 Kg/M	REPROCESSOR	REPROCESSOR

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	1000	Ltr/A	REPROCESSOR	REPROCESSOR

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. This consent is issued pursuant to the decision of the 12th Consent Appraisal Committee Meeting held on 26.09.2023. 12. 13. 14. 15. 16. 17.
11. PP shall provide sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
12. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
13. PP shall provide and operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
14. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.

15. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
16. PP shall comply with the conditions stipulated in Environment Clearance & Consent Conditions.
17. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.



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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-10-23 23:13:35 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1985220.00	MPCB-DR-19712	26/06/2023	RTGS

Copy to:

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad I
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC desk for updating.



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **3073 CMD for treatment of domestic effluent of 1395 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1640.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1 TO 6	DG Set (100 KVA X 6 Nos.)	Acoustic Enclosure	6.00	DIESEL / HSD 21.00 Ltr/Hr	1	TPM SOX	60.48 Kg/Day
7 TO 12	DG Set (160 KVA X 6 Nos.)	Acoustic Enclosure	6.00	DIESEL/ HSD 30.00 Ltr/Hr	1	TPM SOX	86.4 Kg/Day
13 TO 18	DG Set (250 KVA x 6 Nos.)	Acoustic Enclosure	6.00	DIESEL/ HSD 54.00 Ltr/Hr	1	TPM SOX	155.52 Kg/Day
19	DG Set (630 KVA)	Acoustic Enclosure	6.00	DIESEL/ HSD 126.00 Ltr/Hr	1	TPM SOX	60.48 Kg/Day
20 TO 26	DG Set (1500 KVA x 7 Nos.)	Acoustic Enclosure	6.00	DIESEL/ HSD 398 Ltr/Hr	1	TPM SOX	5040 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/Nm3
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E (Exp.)	2500000	15 days/extend	Towards compliance of Environment Clearance and consent conditions.	up to 1st Operate	up to 1st Operate

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

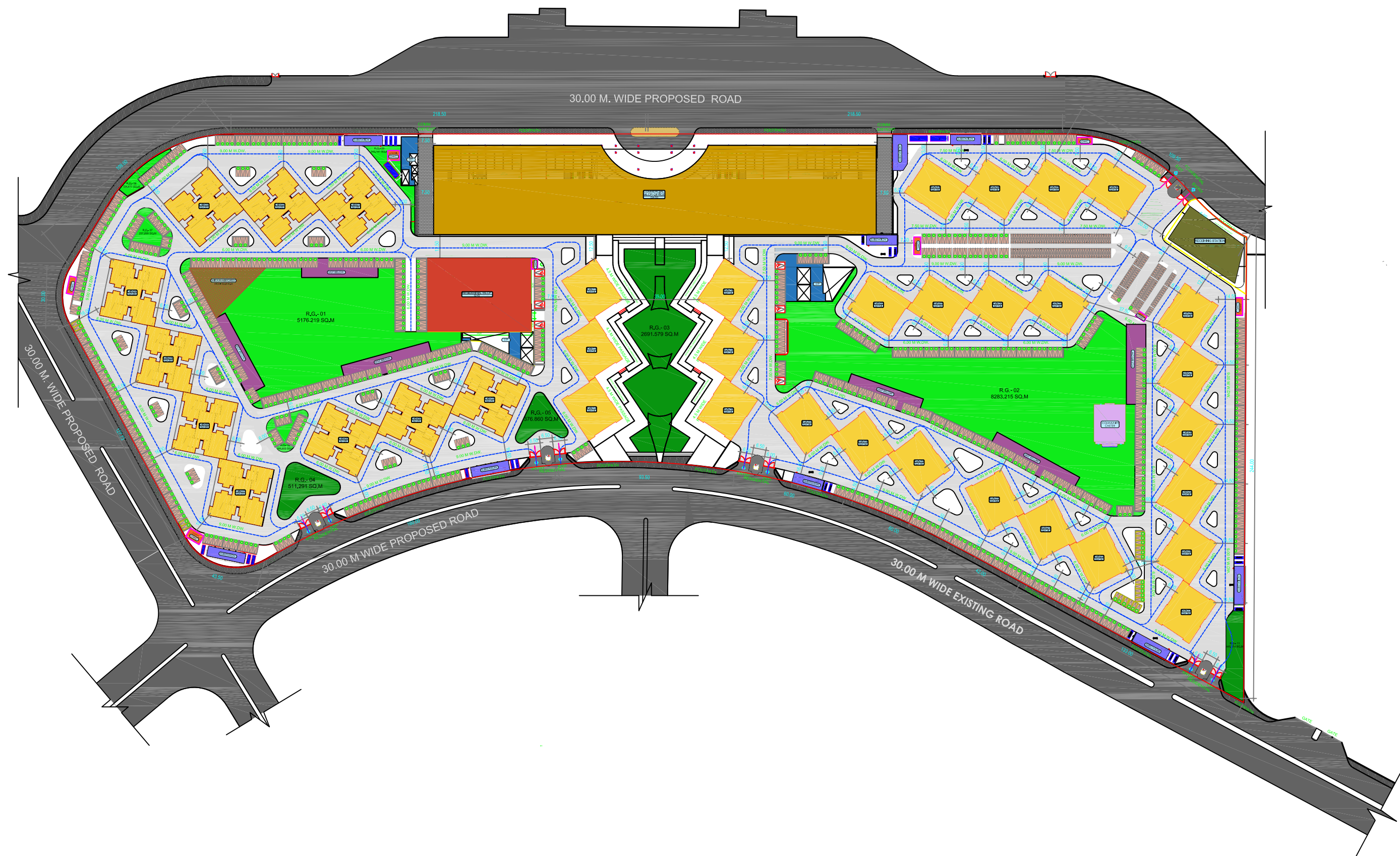
- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

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

This certificate is digitally & electronically signed.

ANNEXURE – VIII

Commencement Certificates



LEGEND OF LAYOUT PLAN WITH DIFFERENT COLOUR :		
1.	EXISTING ROAD	
2.	PROPOSED ROAD	
3.	PLOT BOUNDARY	
4.	BUILDING BOUNDARY	
5.	INTERNAL ROAD	
6.	R.G (UNPAVED AREA)	
7.	R.G (PAVED AREA)	
8.	MIYAWAKI	
9.	OPEN PARKING	
10.	MLCP RESIDENTIAL	
11.	COMMERCIAL BUILDING	
12.	COMMUNITY CENTRE	
13.	SUBSTATION	
14.	D.G SET	
15.	OWC	
16.	STP	
17.	UGT	
18.	RECEIVING STATION	