



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 **(Jul 2021 - Dec 2021)** 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/c

**Compliance Environmental Monitoring Report
(July 2021 – Dec 2021)**

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. 16A,
Kharkopar Railway Station (E),Ulwe Node, Navi
Mumbai 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 - 400614**

by

UNIQUE ENVICARE PVT LTD

Office No.2, 1st Floor, Tulsi Green Apartments,
Lane No. 5, Laxman Nagar, Baner, Pune - 411045

Email ID - info@uniqueenvicare.com

Contact No- 9890529052

LIST OF ANNEXURES

Sr. No.	Particulars	Annexure No.
	Data Sheet	
1.	Salient Features of the Project	I
2.	Environmental Management Plan (EMP)	II
3.	Cost of Environment Management Plan	III
4.	Compliance Report	IV
5.	Monitoring Report	V
6.	Copy of Environmental Clearance	VI
7.	Consent Application	VII
8.	Commencement Certificate	VIII
9.	No Objection Certificate (NOC)	IX

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	SIA/MH/MIS/53158/2019. Dated:- 27 th October 2020.
4.	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Raigad Maharashtra 18°57'41.13"N, 73°01'1.75"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 – 48,167.81 Sq.mt. Built-up Area- : 1,57,689.68 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 382.83 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. 82.36 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)	21	GR + 14 Floors each	GR + 14 Floors Each
		Commercial Blocks		Ground Floors	GR
		Community Center		Ground Floors	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

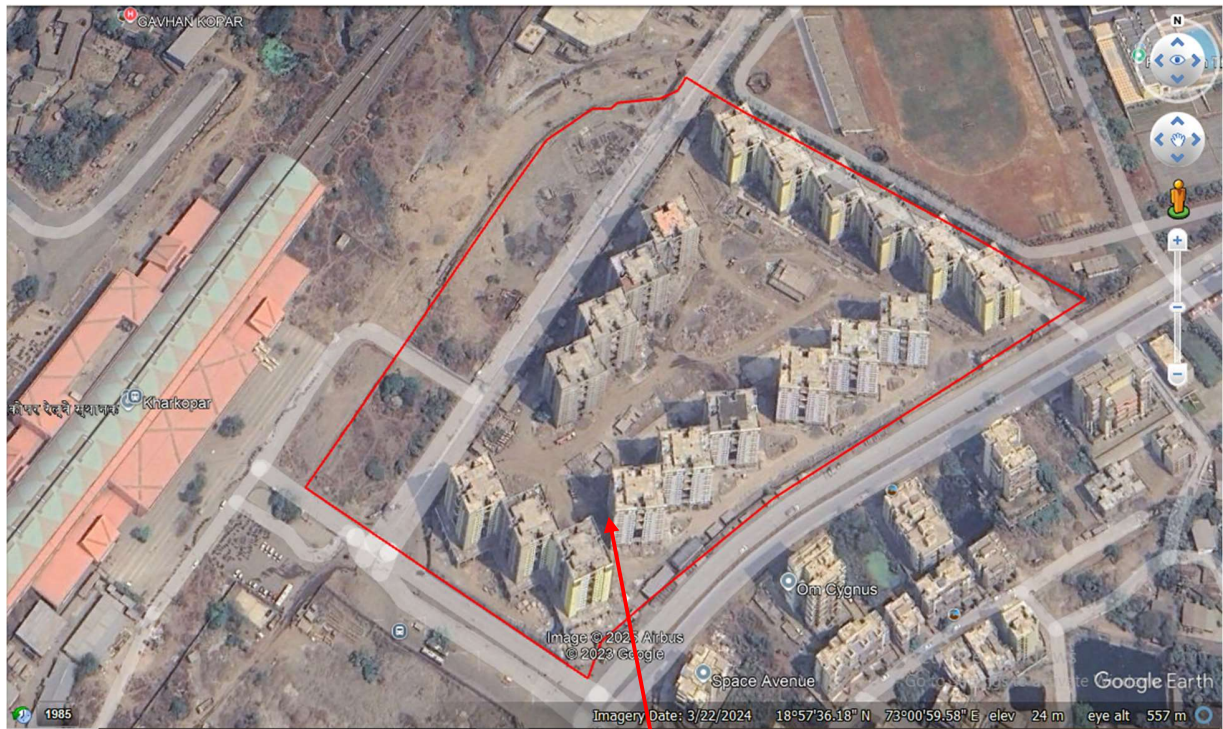
Salient Features of the Project

ANNEXURE - I

Salient Features of the Project

Project Site	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 3, Sector- 16A, near Kharkopar Railway Station (E), Ulwe Node, Navi Mumbai, Taluka : Panvel, District- Raigad, Maharashtra.
Construction & Development	Others (Building Residential and Commercial construction Project)
Total Plot Area	48167.81 Sq.mt.
Total Built- up Area	157689.68 Sq.mt.
Water requirement	1327 KLD
Estimated project cost	INR 382.83Cr.
Nearest railway station	Kharkoper Railway Station: 60 meter Approx.
Nearest Airport	Chhatrapati Shivaji Maharaj International Airport: Approx. 22.2 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 125 KVA DG Set – 4 NOS Each , 100 KVA DG Set – 4 Nos each & 400 KVA DG Set – 3 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 (1105 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.
- **3 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 **4243.00 Kg/day** expected residence
- Management will be done by:
 - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
 - 2546 Kg/day** dry waste will be handed over to authorized recyclers.
 - 1697 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 **00 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 **910 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	10.08
2.	Site Sanitation , Health, Check – up & Safety	Healthy & Safety	52.50
3.	Environmental Monitoring	Air, Water, Noise, Soil	3.36
4.	Biological Environment	Gardening and excavation	10.00
5.	Socio-economic Environment	Disinfection – pest control, first aid facilities, health check ups, Creches for children and personal protective equipment	8.40
Total			84.34

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	-----	0.41
2.	Water	Rainwater Harvesting	64.00	2.78
3.	Wastewater	Sewage Treatment Plant	-----	-----
4.	Municipal Solid waste	Solid waste Management	27.00	7.61
5.	Plantation	Landscaping	42.20	1.20
6.	Energy	Energy Savings	182.00	4.50
7.	Disaster Management	Provided	----	-----
Total		--	315.20	16.64

Compliance Report

For

A Proposed Project

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

at

**Plot no. 3, Sector- 16A, near Kharkopar Railway
Station, Ulwe Node, Navi Mumbai, Taluka -
Panvel, District-Raigad**

ANNEXURE IV

EC NO.	No. SIA/MH/MIS/53158/2019. Dated:- 27 th October 2020.
Project Name	A Proposed Project - “Pradhan Mantri Awas Yojana (PMAY) Housing Scheme”
Location	Plot no. 3, Sector- 16A,near Kharkopar Railway Station(E), Ulwe Node, Navi Mumbai, Taluka - Panvel, District-Raigad.
Developer	M/s. City and Industrial Development Corporation of Maharashtra Limited. (CIDCO) at CIDCO Bhavan, C. B.D. - Belapur, Navi Mumbai 400614.

Part – A Special Conditions (SEAC Conditions)		
Sr. No.	Particulars	Status
I	PP to ensure that STP to be kept open minimum up to 40%.	
II	<p>PP to adopt following segregation & treatment method for the sewage generated from the residential complex.</p> <p>A) Grey water:- The waste water emanating from bathroom, kitchen sinks , wash basins, showers, dish washers should be collected separately and treated on site, suitably to a level for reuse for flushing of toilets in apartment buildings and gardening.</p> <p>B) Black Water:- The waste water emanating from flushing of toilets shall be collected separately and conveyed through sewer to the nodal STP for treatment and reuse for central garden, gardening etc.</p>	Noted.
III	PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.	Noted.
IV	PP to obtain Tree NOC from tree authority.	PP has consented Condition.
V	PP to submit legible contour map along with ground monitoring results as per protocol.	Noted.
VI	PP to ensure that the energy saving from	Noted.

	renewable sources shall be minimum 5.03%.	
VII	PP to follow the methodology adopted by metro rail in respect of study of vibrations due to the metro rail in Mumbai.	PP has Consented Condition.
VIII	No occupation certificate (OC) to be granted to the project unless the proposed Nodal STP at Kharghar is commissioned and put into Operation.	Noted.
IX	During presentation it is mentioned that plot is out of CRZ area, PP to submit the layout superimposing it on approved CZMP.	Noted.
X	PP to convert 25% of car parking into two wheeler parking as per Socio Economic survey carried out.	Noted.
XI	PP to provide thick Miawaki Plantation all along the perimeter of the plot.	Noted.
XII	PP to calculate the reduction in potable water consumption due to provision of Grey water treatment plant at site. the same shall be implemented.	Noted.
XIII	PP to add ground water survey report in the EIA by taking samples from existing nearby dug well/bor wells. If these are not available then pp to arrange to make samples available by digging at site.	Noted.
XIV	The PP to get NOC from competent authority with reference to thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary, if applicable. The planning authority to ensure fulfilment of this condition before granting CC.	Noted.
B (SEIAA Conditions)		
I	Pp to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) protection & Preservation of Trees Act,1975 as	Noted.

	amended during the validity of Environment clearance.	
II	Pp to take necessary diligence to ensure high rate of survival of 56 no. of trees to be transplanted.	Noted.
III	PP to ensure that CER Plan gets approved from Municipal Commissioner.	PP has consented Condition.
IV	Pp shall comply with standard EC conditions mentioned in the Office Memorandum issued by MOEF&CC vide F.NO.22-34/2018-IA.III dt.04.01.2019.	Noted
V	SEIAA decided to grant EC for – FSI; 80757.19 m2, Non-FSI; 76932.49m2 and Total BUA: 157689.68 m2 (Plan Approval no- CIDCO/SR.ARCH. (BPIHP)/2020/357-R1 dated 13.05.2020)	PP has Consented Condition.
	General Conditions:	
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	We shall give proper facilities to the project site.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted.

IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.	<p>Complied.</p> <p>We observe strict compliance of conditions stipulated by SEAC & SEIAA.</p>
V	The height, construction, built up area of proposed construction shall be in accordance with existing FSI/FAR norms of 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.	<p>Complied.</p> <p>We will observe strict compliance of existing FSI/ FAR.</p>
VI	If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment Department before start of any construction work at site.	<p>Noted.</p> <p>We have secured Consent wide No.</p>
VII	All required sanitary and hygienic measures should be in place before start of construction activities and to be maintained throughout the construction phase	<p>Complied.</p> <p>Adequate drinking water, toilet and bathing facilities. Appropriate sanitary and hygienic measures provided and will be maintained throughout the construction phase</p>
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured	<p>Complied.</p> <ul style="list-style-type: none"> • Drinking water checkup. • Provision of temporary toilets • Construction water will be channelized properly before disposal into municipal drain.
IX	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for	<p>Complied.</p>

	land filling after recovering recyclable material.	<p>Segregation of garbage will be done.</p> <p>Total Solid waste – 4243 kg</p> <p>Biodegradable Waste – 1697 kg/day</p> <p>Non - Biodegradable Waste –2546 kg/day</p> <p>Wet waste will be converted into manure from OWC.</p>
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	<p>Complied.</p> <p>The muck generated during the construction phase will be disposed in proper manner and adequate safety measures will be taken.</p>
XI	Arrangement shall be made that waste water and storm water do not get mixed.	<p>Noted.</p> <p>We will take care and make arrangements for the same.</p>
XII	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	<p>Complied.</p> <p>Top soil will be used for landscaping & left out soil will be used for land filling.</p>
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted & Complied.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DEO/ Agriculture Dept.	<p>Complied.</p> <p>We will follow the CPCB norms for Green Belt Plantation of trees for operational phase will start in mid of construction phase.</p>
XV	Soil and ground water samples will be tested to	Noted.

	ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants expenditure should reported to the MPCB & this department.	
XVI	Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.	Complied. Adequate measures are provided. Construction water will be channelized properly before disposal into municipal drain.
XVII	Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra State Pollution Control Board.	Noted
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	Complied. Good quality DG sets are installed on construction site confirming Environment (Protection) Rules prescribed for air and noise emission standards & as per CPCB norms, Proper Maintenance, safe storage of fuel.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	Noted.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should confirm to applicable air and noise emission standards and should be operated only during non-peak hours.	Complied. Vehicles are checked for PUC certificate. Regular Maintenance of construction vehicles were carried out to keep them in good condition during construction phase.
XXI	Ambient noise levels should confirm to residential standards both during day and night. Incremental pollution loads on the ambient air	The Noise level as well as air pollution is monitored regularly from MoEF Recognized Laboratory.

	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 confirm to the stipulated standards by CPCB/ MPCB	Environmental Monitoring report is attached herewith. Annexure -V
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km. of Thermal Power Stations).	Fly ash is used as Building Material.
XXIII	Ready mixed concrete must be used in building construction.	Ready mix concrete is used for construction activity.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Noted.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	We will focus on using pre-mixed concrete to reduce the use of water.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground Water level monitored regular from MoEF recognized laboratory
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment Department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ reused 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.	Noted & will be complied.

	Necessary measures should be made to mitigate the odor problem from STP.	
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Noted & complied
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Water Level Controllers with timers will be used for Water Pumps. Low Flow water efficient fixtures will be used to reduce pressure on water.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Complied
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement	Noted and complied.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system.	Noted. Energy conservation methods shall be adapted. We will use Energy friendly fixtures. <ul style="list-style-type: none"> • Annual energy saving by using solar water heating = 82% • Annual energy saving by using LED fitting and timers = 54%

	Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	<ul style="list-style-type: none"> Total Savings 23%
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations	We will keep check on the Noise levels and maintain them in permissible limits.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Noted & Will be complied.
XXXVIII.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Adequate distance is maintained in between two buildings.

XXXIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Noted & complied.
XL.	Under the provisions of Environment (Protection) Act. 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	We have obtained environment clearance copy is attached herewith. Annexure –VI (Granted EC Copy)
XLI.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	We are complying with the same 6 monthly monitoring reports attached herewith. Annexure -V
XLII.	Project proponent shall ensure completion of STP, MSW, disposal facility, green belt development prior to occupation of the buildings, no physical occupation or allotment will be given unless all the above environmental infrastructure is installed and made functional including water requirement in para 2. Prior certification from appropriate authority shall be obtained.	Allotment/ occupation will be given after installation of environmental infrastructure & certification from appropriate authority.
XLIII.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening and no wet garbage will be disposed outside the premises. Local authority should ensure this.	Segregation at source for all solid waste streams. <ul style="list-style-type: none"> • Proper disposal of waste through well managed Solid waste management team • Dry waste will be handed over to SWACH. • Wet garbage shall be composted and will be used as manure, using OWC.
XLIV.	Local body should ensure that no occupation certification is issued prior to operation of STP/ MSW site etc. with due permission of MPCB.	Noted
XLV.	A complete set of all the documents submitted to Department should be forwarded to the Local	Complied. A complete set of all the documents will

	authority and MPCB.	be submitted to respective offices.
XLVI.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted
XLVII.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We provide separate Environment Management Cell for implementation of stipulated environmental safeguards.
XLVIII.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Provision made for separate funds for implementation of environmental protection measures/EMP and same has been included in project cost. In this regard all the reporting will be done on timely manner to concerned authorities.
XLIX.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in	Noted.
L.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	Complied. 6 monthly monitoring reports attached herewith.
LI.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations. If any, were	Complied

	received while processing the proposal. "The clearance letter shall also be put on the website of the company by the proponent.	
LII.	<p>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:</p> <p>SPM, RSPM. SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.</p>	<p>Complied</p> <p>EC Compliance report enclosed herewith. Annexure - IV</p>
LIIL.	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.	<p>Complied</p> <p>EC Compliance report enclosed herewith.</p>
LIV.	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted & will be complied.
LV.	This EC is issued subject to the condition that the implementation of EMP, remediation plan and	Noted

	Natural and Community Resource Plan will be completed during the period for which the Bank Guarantee is given, otherwise the BG should be suitably extended up to implementation of EMP.	
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted
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.	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.	Noted
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 Years as per EIA notifications 2006, and amendments by MoEF&CC Notifications dated 29 th April 2015	Noted
8.	In case of any deviation or alteration in the project proposed from those submitted to this	Noted

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

Site Photograph: -



Figure 1- Drinking Water Facility



Figure 2: Sitting Area for Lunch & Dinner



Figure 3: Cloth Cleaning Area



Figure 4: Toilet Facility



Figure 5: urine Facility



Figure 6: Labour Camp



Figure 7: Dustbin Facility(Dry waste)



Figure 8: Dustbin Facility (wet waste)



Figure 9: Excavation Activity On site



Figure 10 : MSEDCL Power

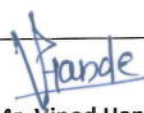


Figure 11 : Ready mixed concrete Use

Monitoring Reports



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TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2021-22/10/1050		Report Date	25.10.2021
Sample ID: -	GESEC/PRO/AAQM/2021-22/10/1050			
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.	
10.00 Am	06.00 Pm		08 Hrs.	
Metrological Data/Environmental Conditions				
Ambient Temperature °C	27.5	Wet Bulb Temperature °C	19.5	
Dry Bulb Temperature °C	27.5	Relative Humidity % RH	45.9	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
19.10.2021	20.10.2021	20.10.2021	25.10.2021	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	IS:5182 (PART 2):2017	µg/m ³	≤ 80	19.98
Nitrogen Dioxide (NO ₂)	IS:5182 (PART 6):2018	µg/m ³	≤ 80	25.44
Particulate Matter PM ₁₀	IS:5182 (PART 4):2019	µg/m ³	≤ 100	45.08
Particulate Matter PM _{2.5}	IS:5182 (PART 24):2019	µg/m ³	≤ 60	20.72
Remark- ➤ All above results are within National Ambient Air Quality standards.				
<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/ANLM/2021-22/10/1051		Report Date	25.10.2021
Sample ID: -	GESEC/PRO/ANLM/2021-22/10/1051			
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
19.10.2021	19.10.2021	19.10.2021		19.10.2021
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A) 65/55
		Day	Night	
Near Project site	dB (A)	61.1	52.7	
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><div>Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By</div></div>				

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TEST REPORT			
Test Report No :GESEC/PRO/W/2021-22/10/1052	Date of Reporting	25.10.2021	
Sample ID : GESEC/PRO/W/2021-22/10/1052	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	19.10.2021	
	Date of Sample received in lab	20.10.2021	
	Analysis start Date	20.10.2021	
	Analysis End Date	25.10.2021	
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	169.4	mg/l	IS:3025 (Part 16):2017
Chemical Parameter			
pH	6.41	--	APHA 4500 H ⁺ , A, 23 rd Ed.2017
Total Hardness	155.7	mg/l	IS:3025 (Part 21):2019
Residual Chlorine	<0.1	mg/l	IS:3025 (Part 26):2019
Sulphate	69.41	mg/l	IS:3025 (Part 24):2019
Chloride	23.05	mg/l	IS:3025 (Part 32):2019
Total Alkalinity	132.07	mg/l	IS:3025 (Part 23):2019
Calcium (as Ca)	36.44	mg/l	IS:3025 (Part 40):2018
Magnesium (as Mg)	20.97	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	Absent	Per 100ml	IS 15185:2016
E.coli.	Absent	Per 100ml	IS 15185:2016

END OF REPORT

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(Technical Manager)
Reviewed & Authorized By



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TEST REPORT				
Test Report No	GESEC/PRO/ST/2021-22/10/1053	Report Date	25.10.2021	
Sample ID: -	GESEC/PRO/ST/2021-22/10/1053			
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	
19.10.2021	20.10.2021	20.10.2021	25.10.2021	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 400 KVA		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions (m)	0.1524	Pressure(mmWG)	3.9	
Height (m)	5.0			
Temperature (k)	412	Velocity (m/s)	7.84	
Gas Volume (Nm ³ /Hr)	372.22			
Parameters	Method	Unit	Limit	Result
Particulate Matter	IS 11255 (Part 1) 2019	mg/NM ³	<150	47.21
Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 2019	mg/NM ³	--	20.99
Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 2019	Kg/day	--	0.18
Remarks-				
➤ All above results are well within MPCB Limit.				
				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

END OF REPORT

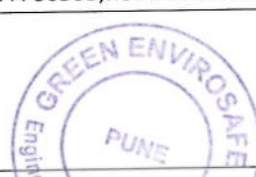

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TEST REPORT			
Report No: GESEC/PRO/SO/2021-22/10/1054		Date of Report	25.10.2021
Sample ID: GESEC/PRO/SO/2021-22/10/1054		Date of Sampling	19.10.2021
Name and Address of the Customer – Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, Plot No. 3, Sector 16A, Kharkopar Railway Station (East). Ulwe Node, Navi Mumbai, Taluka: Panvel, District: Raigad by CIDCO.		Start Date of Analysis	20.10.2021
		End Date of Analysis	25.10.2021
		Sample Details	soil
		Nature of sample	solid
Sample Collected By	UEPL		
Parameter	Result	Unit	Standard Method
pH	6.07	---	ICARDA-Methods of soil, Plant and water analysis, Page No. 65-66:2001
Electrical Conductivity	348	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	15.32	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011
Available Nitrogen	8.79	%	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.89-90: 2011
Available Phosphorus	10.30	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	153.0	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	4.18	mmolc/l	ISRIC, Page No.13-58/59:2002
Total Nitrogen	0.009	%	IS: 14684:2019
Exchangeable calcium	4.78	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	1.66	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	103	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Copper as Cu	12	mg/kg	USEPA-3050B,Rev 2 December (1996)
Lead as Pb	78.1	mg/kg	USEPA-3050B,Rev 2 December (1996)
Total Manganese as Mn	132.7	mg/kg	USEPA-3050B,Rev 2 December (1996)
<div>  <div>  <p>Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By</p> </div> </div>			

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Copy of Environmental Clearance

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/53158/2019
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 27.10.2020.

To
CIDCO
Plot No. 3, Sector 16A,
Kharkopar Railway Station (E),
Ulwe Node, Navi Mumbai,
Taluka: Panvel, District: Raigad.

Subject : Environmental Clearance for Proposed Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, located at Plot No. 3, Sector 16A, Kharkopar Railway Station (East), Ulwe Node, Navi Mumbai, Taluka: Panvel, District: Raigad by CIDCO.

Reference : Application no. SIA/MH/MIS/53158/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 134th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 204th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Plot Area	48,167.81 Sq.mt.
2.	FSI Area	80,757.19 Sq. mt.
3.	Non FSI Area	76,932.49 Sq. mt.
4.	Total Built up Area (FSI & Non FSI)-	1,57,689.68 Sq.mt.
5.	Building Configuration-	21 nos. of Residential Buildings(EWS): Ground + 14 floors each Flats: 2352 Nos. Shops: 36 Nos. Commercial: Ground floor Community Center
6.	Total Population	9516 Nos.
7.	Water Requirement	1327 KLD
8.	Sewage generation	1105 KLD
9.	STP capacity	
	and Technology- Sewage-	(1105 KLD) will be discharged into existing Nodal STP of 32 MLD capacity near Ulwe, Sector 6 for treatment
10.	STP location	--

11.	RG area-	RG area requirement: 7225.17 Sq.mt. (15 %) RG area provision: 7671.98 Sq.mt. (15.93 %)
12.	Energy requirement-	Connected load :6654 KW Maximum demand : 4436 KW
13.	Total Energy Saving	20 % Energy saving by Solar 5 %
14.	No. of DG sets and capacity-	4 DG sets of capacity 125 kVA each, 4 DG sets of capacity 100 kVA each & 3 DG sets of capacity 400 kVA each
15.	Solid waste generation	Non-biodegradable waste: 2546 Kg/day Biodegradable waste : 1697 Kg/day
16.	OWC Capacity	Area for solid waste management: 152 Sq.mt.
17.	Parking	4 Wheeler: 695 Nos. 2 Wheeler: 84Nos.
18.	EMP Cost	Construction Phase: Rs. 84.34 Lacs Operation Phase: Capital cost : Rs. 315.20 Lacs Operational and Maintenance cost : Rs. 16.64 Lacs/ annum
19.	Rain water Harvesting-	Provision of 3 Nos. of RWH tank of capacity 550KL
20.	Number of recharge pits and sizes of the pits-	NIL
21.	Details of UGT tanks – Number and capacity-	Domestic : 819 KL Flushing : 273 KL Firefighting: 1200 KL
22.	CER- Project Cost:	Rs. 382.83 Crores. Cost for CER: Rs. 5.74 Crores (1.5% of project cost)

3. The proposal has been considered by SEIAA in its 204th 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-

- I. PP to ensure that STP to be kept open minimum up to 40%.
- II. PP to adopt following segregation & treatment method for the sewage generated from the residential complex.
 - A) **Grey water:-** The waste water emanating from bathroom, kitchen sinks, wash basins, showers, dish washers should be collected separately and treated on site ,suitably to a level for reuse for flushing of toilets in apartment buildings and gardening.
 - B) **Black Water:** - The waste water emanating from Flushing of toilets shall be collected separately and conveyed through sewer to the nodal STP for treatment and reuse for central garden, gardening etc.
- III. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as

plumbing fixtures.

- IV. PP to obtain Tree NOC from tree authority.
- V. PP to submit legible contour map along with ground monitoring results as per protocol.
- VI. PP to ensure that the energy savings from renewable sources shall be minimum 5.03 %.
- VII. PP to follow the methodology adopted by Metro rail in respect of study of vibrations due to the metro rail in Mumbai.
- VIII. No Occupation Certificate (OC) to be granted to the project unless the proposed Nodal STP at Kharghar is commissioned and put into Operation.
- IX. During presentation it is mentioned that plot is out of CRZ area. PP to submit the layout superimposing it on approved CZMP .
- X. PP to convert 25% of car parking into two wheeler parking as per Socio Economic survey carried out.
- XI. PP to provide thick Miawaki Plantation all along the perimeter of the plot.
- XII. PP to calculate the reduction in potable water consumption due to provision of Grey water treatment plant at site. The same shall be implemented.
- XIII. PP to add ground water survey report in the EIA by taking samples from existing nearby dug wells/bore wells. If these are not available then PP to arrange to make samples available by digging at site.
- XIV. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary, **if applicable**. The planning authority to ensure fulfilment of this condition before granting CC.

B. SEIAA Conditions

- I. 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.
- II. PP to take necessary diligence to ensure high rate of survival of 56 no of trees to be transplanted.
- III. PP to ensure that CER plan gets approved from Municipal Commissioner.
- IV. 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.
- V. SEIAA decided to grant EC for –FSI: 80757.19 m², Non-FSI: 76932.49 m² and Total BUA: 157689.68 m² (Plan Approval no- CIDCO/SR.ARCH.(BPIHP)/2020/357-R1 dated 13.05.2020).

General Conditions:

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- II. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- III. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild.

life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

- IV. PP has to abide by the conditions stipulated by SEAC& SEIAA.
- V. The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- VI. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- VIII. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- IX. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- X. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- XI. Arrangement shall be made that waste water and storm water do not get mixed.
- XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XIII. Additional soil for 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.
- XIV. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- XV. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XVI. Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- XVII. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- XVIII. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and

noise emission standards.

- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- XX. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- XXI. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XXII. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- XXIII. Ready mixed concrete must be used in building construction.
- XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- XXVII. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- XXVIII. Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- XXIX. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- XXX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- XXXI. Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- XXXIII. Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place

before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

- XXXIV. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XXXV. Noise should be controlled to ensure that it does not exceed the prescribed standards. During 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.
- XXXVI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- XXXVII. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- XL. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- XLII. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- XLIII. Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- XLVIII. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- XLIX. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- L. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- LI. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- LII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.
- LIII. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- LIV. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not

violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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


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

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

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

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

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

Consent Application



Maharashtra Pollution Control Board

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Annexure-I

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

No:- Format1.0/CAC-CELL/UAN No.0000093638/CE - 2011000786

Date: 12/11/2020

To,
City Industrial Development Corporation
of Maharashtra Ltd (CIDCO), Pradhan
Mantri Awas Yojana (PMAY) Housing
Scheme, At. Plot No. 3, Sector-16A, Near
Kharkopar Railway Station (East), Ulwe
Node, Navi Mumbai, Tal. Panvel, Dist.
Raigad.

Sub: Consent to Establish for proposed Residential/Commercial Construction project under Pradhan Mantri Awas Yojana (PMAY) Housing Scheme under L.S.I Red Category

Ref: 1. Minutes of Consent Appraisal Committee meeting held on 18/09/2020.

Your application NO. MPCB-CONSENT-0000093638

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.

- The Consent to Establish is granted for a period upto commissioning of project**
- The capital investment of the project is Rs.382.83 Crs. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential/Commercial Construction project under Pradhan Mantri Awas Yojana (PMAY) Housing Scheme named as City Industrial Development Corporation of Maharashtra Ltd (CIDCO), Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, At. Plot No. 3, Sector-16A, Near Kharkopar Railway Station (East), Ulwe Node, Navi Mumbai, Tal. Panvel, Dist. Raigad. on Total Plot Area of 48,167.81 SqMtrs for construction BUA of 1,57,689.68 SqMtrs including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	Nil	Nil
2.	Domestic effluent	680	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

[Signature]

M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) (PMAY)/CE/UAN
No.MPCB-CONSENT-0000093638

Page 1 of 8



Maharashtra Pollution Control Board

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1,S-2,S-3 & S-4	DG Sets 125 KVA x 4	04	As per Schedule -II
S-5,S-6,S-7 & S-8	DG Sets 100 KVA x 4	04	As per Schedule -II
S-9,S-10 & S-11	DG Sets 400 KVA x 3	03	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

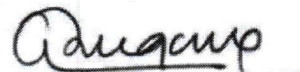
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable Waste	1697 Kg/Day	OWC followed by composting facility	Used as Manure.
2	Non-biodegradable Waste	2546 Kg/Day	Segregation	By Sale to Auth. Vendor.
3	STP Sludge	100 Kg/Day	SDB	Used as Manure.

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

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	50 Ltr/A	Stored in drum	By Sale to Auth. reprocessor

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 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.
- PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
- PP shall submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and Consent to Establish conditions.
- PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- PP shall not take effective steps without obtaining EC from the Competent Authority.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary



Maharashtra Pollution Control Board

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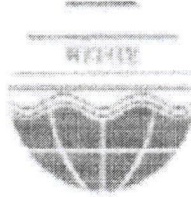
Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	765660.00	MPCB-DR-1148 E	05/08/2020	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

[Handwritten Signature]





Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide SBR based Sewage Treatment Plants (STPs) of combined capacity **32000 CMD** for treatment of domestic effluent of **680 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

- 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	1327.00
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.

Signature



Maharashtra Pollution Control Board

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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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1,S-2,S-3 & S-4	DG Sets 125 KVA x 4	Acoustic enclosure	2.24	HSD	82 Ltr/Hr
S-5,S-6,S-7 & S-8	DG Sets 100 KVA x 4	Acoustic enclosure	2.00	HSD	66 Ltr/Hr
S-9,S-10 & S-11	DG Sets 400 KVA x 3	Acoustic enclosure	4.00	HSD	197 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- 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.



Maharashtra Pollution Control Board

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SCHEDULE-III Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	25 Lakh	15 days	Towards Compliance of EC & C to E conditions.	Commissioning of the project or 5 years whichever is earlier.	Commissioning of the project or 5 years whichever 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						





Maharashtra Pollution Control Board

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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.



Maharashtra Pollution Control Board

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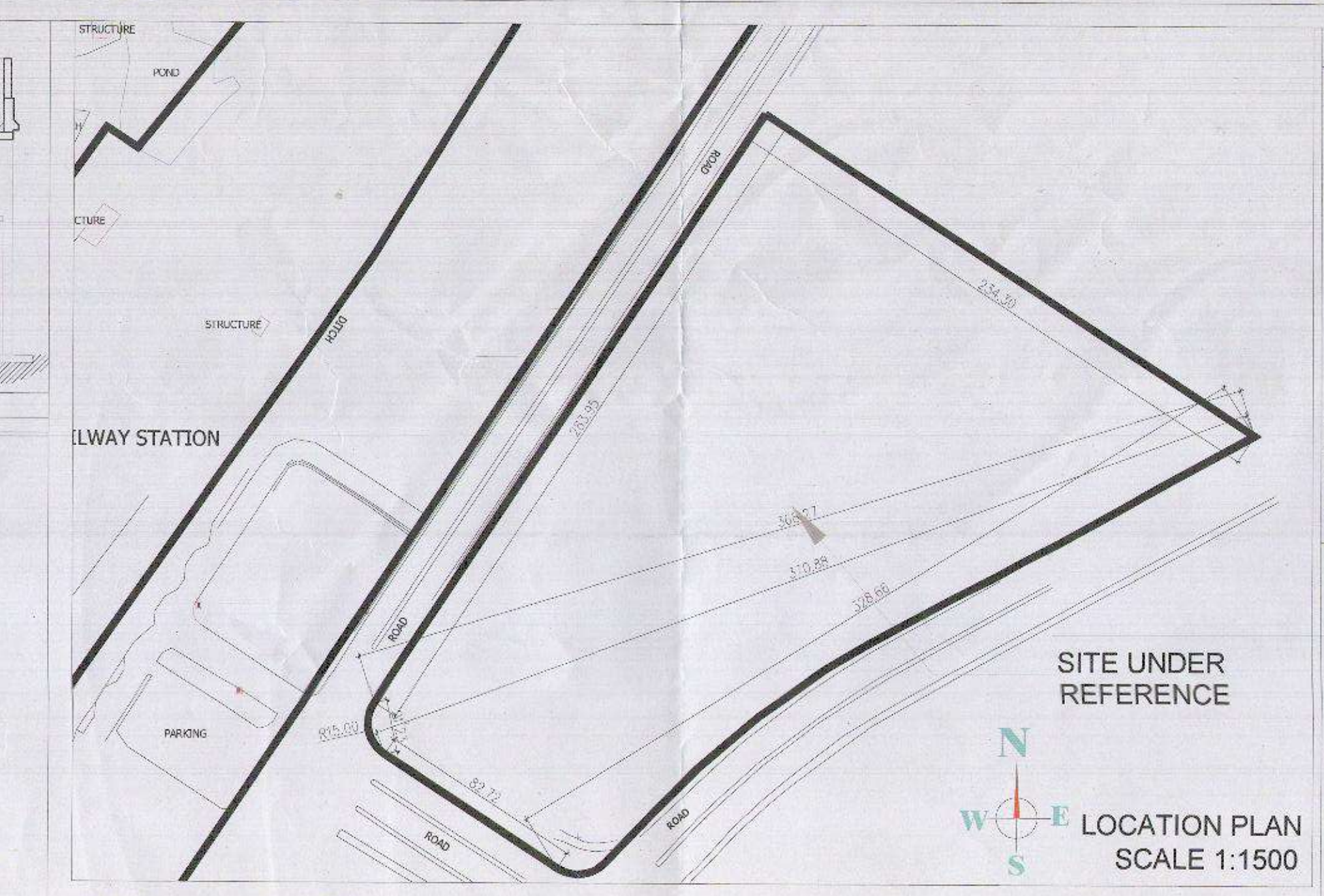
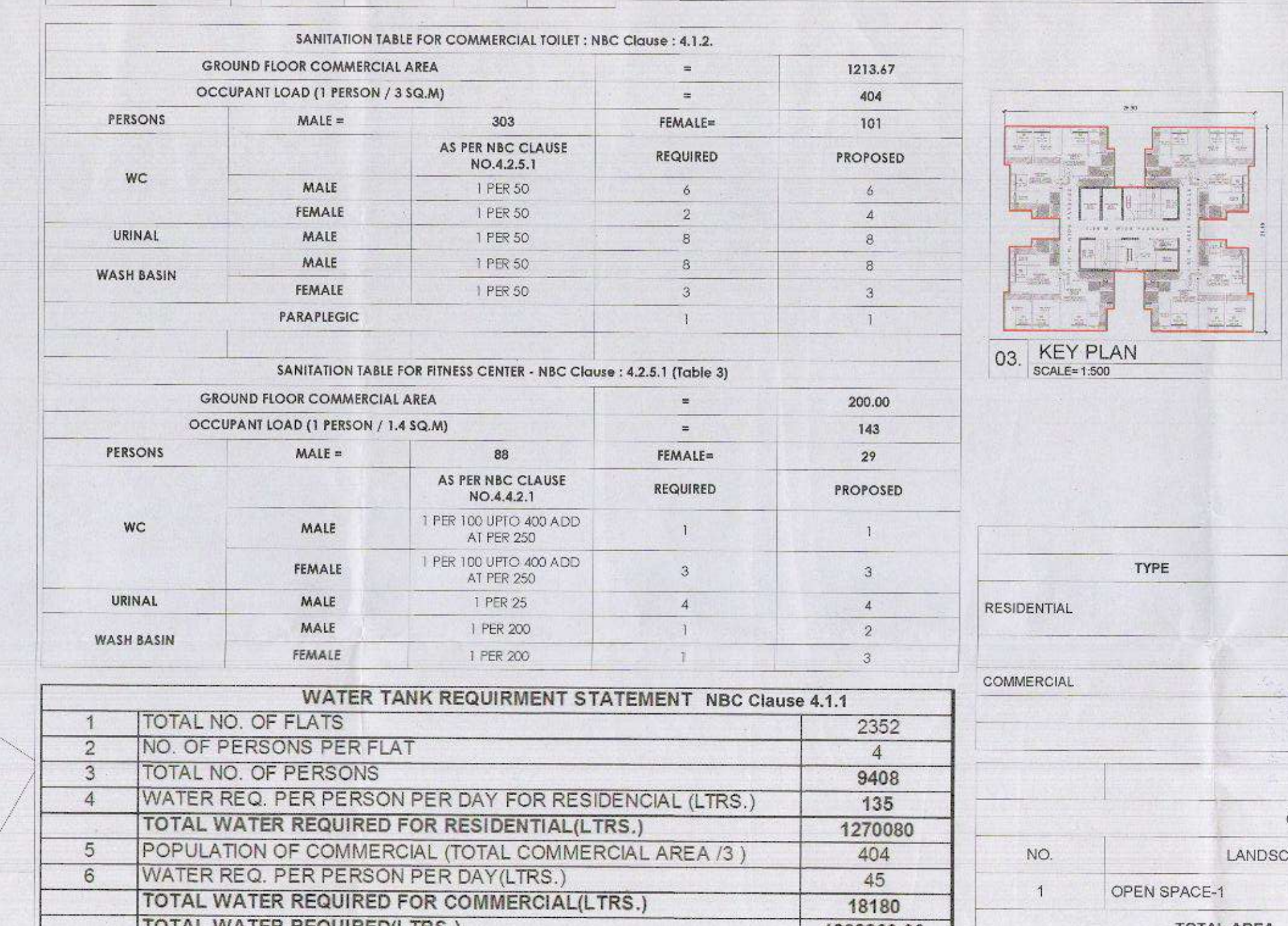
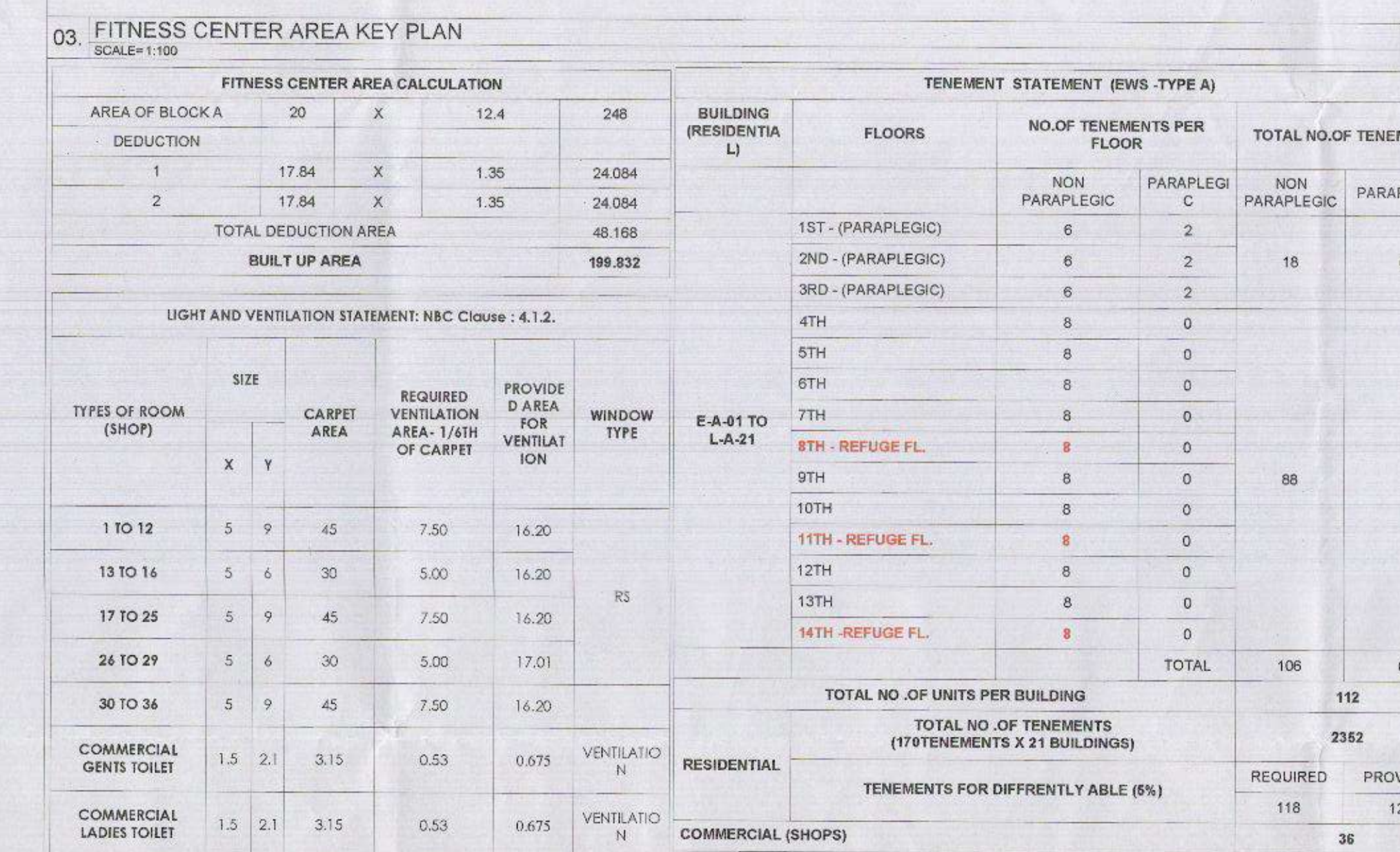
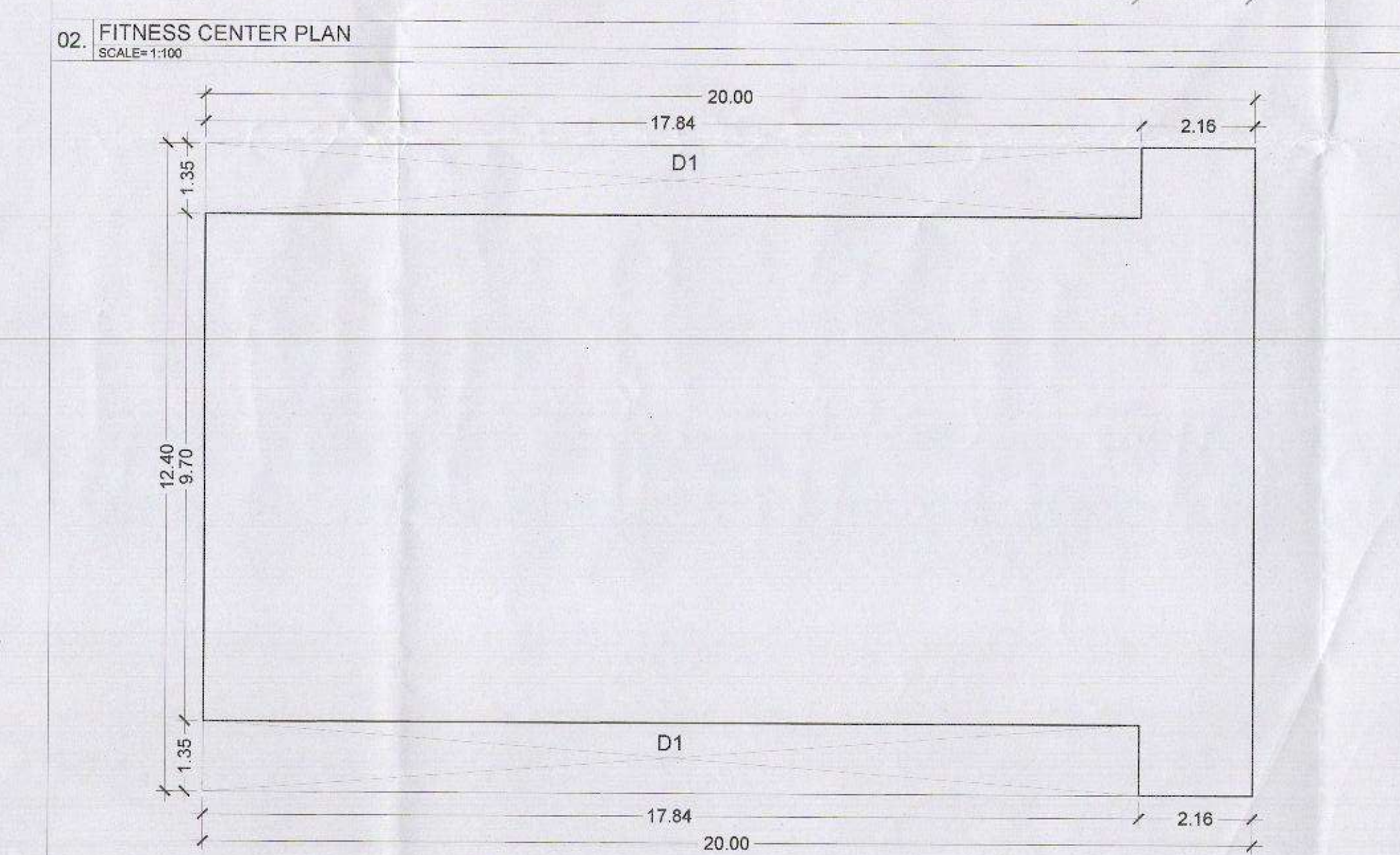
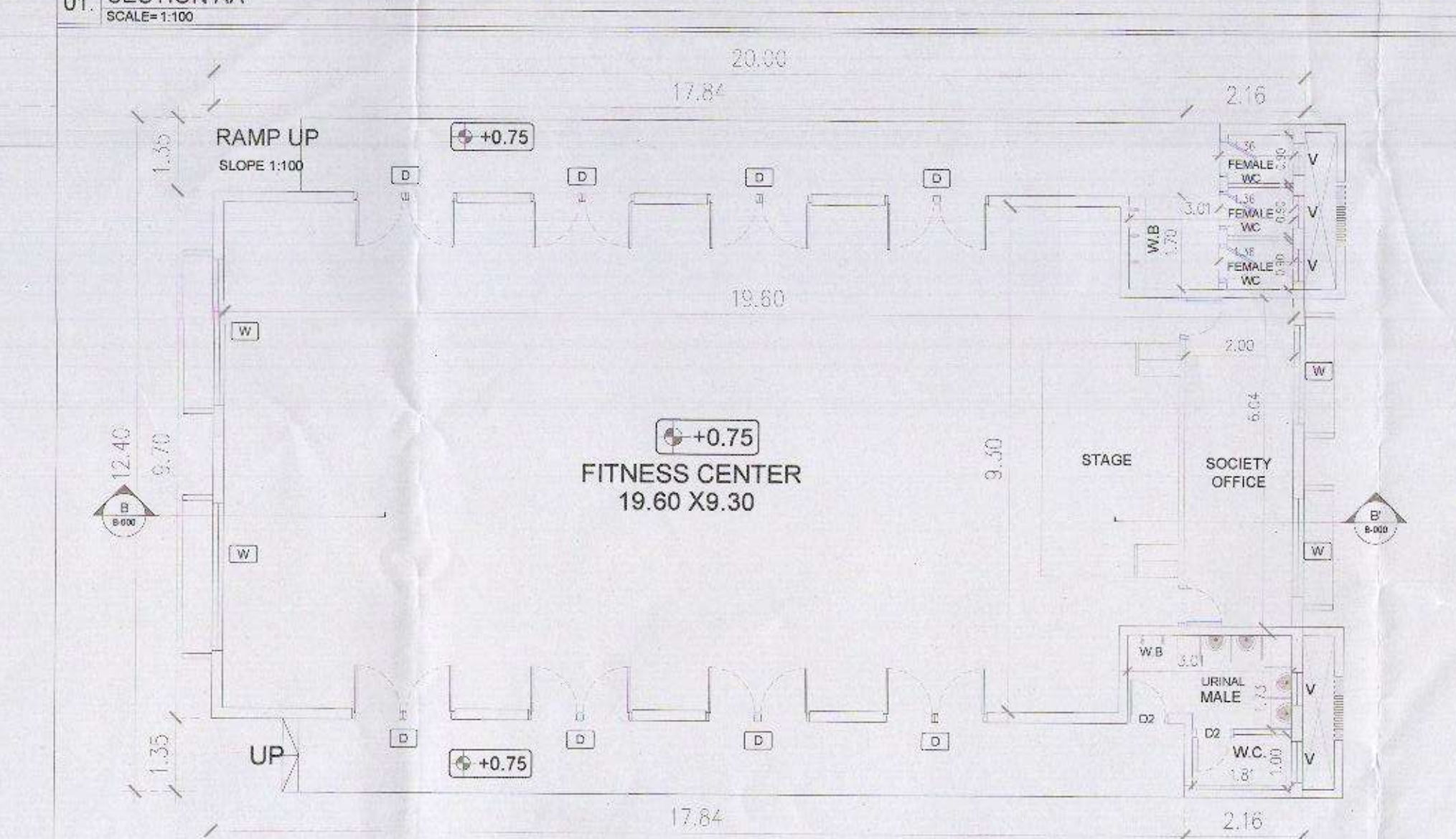
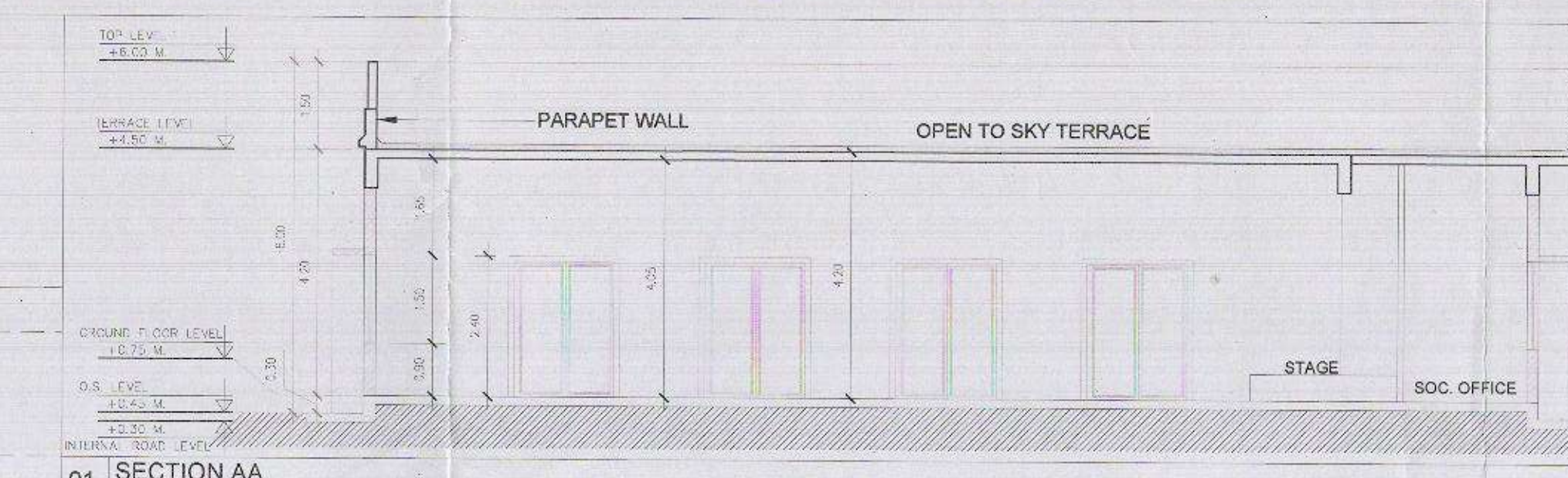
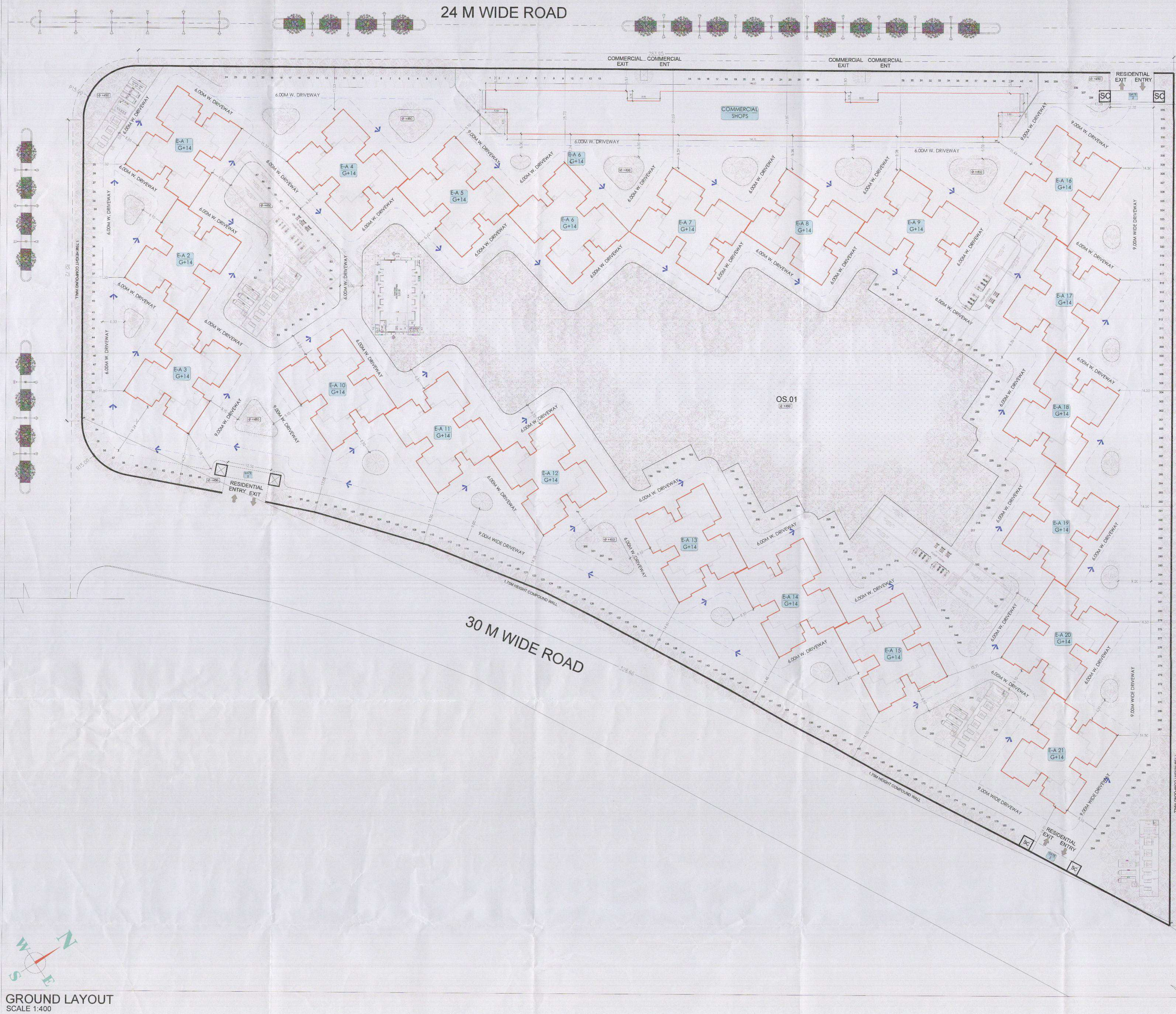
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions 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.

[Handwritten Signature]



ANNEXURE – VIII

Commencement Certificates



AREA STATEMENT (IN SQ.MTR.)

FLOOR	BUILT UP AREA	PASSAGE AREA	STAIRCASE, LIFTS & SHAFTS	AREA OF FLOOR	PROPOSED BAL.	EXCESS PASSAGE AREA (OVER 17%)	F.S.I. BUILT UP AREA	REFUGE
	A	B	C	D=A+B+C	E	F	G=D-E	H
1. FLOOR	234.362	38.376	134.501	61.385	0.000	0.000	61.385	
2. FLOOR	423.877	58.480	86.538	276.895	34.372	16.917	261.404	
3. FLOOR	423.877	58.480	86.538	276.895	34.372	16.917	261.404	
4. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
5. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
6. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
7. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
8. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
9. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
10. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
11. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
12. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
13. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
14. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
TERRACE								
MULTI FLOOR								
TOTAL	6177.417	857.756	1346.033	3973.628	481.208	237.201	3728.829	142.032

CONSOLIDATED AREA STATEMENT (IN SQ.MTR.)

FLOOR	BUILT UP AREA	LOBBY AREA	STAIRCASE, LIFTS & SHAFTS	AREA OF FLOOR	PROPOSED BAL.	EXCESS PASSAGE AREA (OVER 17%)	F.S.I. BUILT UP AREA	REFUGE
	A	B	C	D=A+B+C	E	F	G=D-E	H
1. FLOOR	234.362	38.376	134.501	61.385	0.000	0.000	61.385	
2. FLOOR	423.877	58.480	86.538	276.895	34.372	16.917	261.404	
3. FLOOR	423.877	58.480	86.538	276.895	34.372	16.917	261.404	
4. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
5. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
6. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
7. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
8. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
9. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
10. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
11. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
12. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
13. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
14. FLOOR	424.084	58.480	86.538	279.666	34.372	16.917	262.112	
TERRACE								
MULTI FLOOR								
TOTAL	6177.417	857.756	1346.033	3973.628	481.208	237.201	3728.829	142.032

BUILT UP AREA STATEMENT

TYPE OF BUILDING	FLOORS	BLDG. NOS.	NO. OF SHOPS	NO. OF PLATS/BLDG.	TOTAL NO. OF PLATS	BUA/BLDG(SQ. M.)	TOTAL BUA(SQ.M.)
EWS TYPE A RESI	S+14	21	0	112	2352	3728.829	78305.409
GRAND TOTAL					2352		78305.409
COMMERCIAL						2408.22	2408.22
SECURITY CABIN						43.56	43.56
TOTAL RESI. BUILT UP AREA						78305.409	78305.409
TOTAL RESI.+COMMERCIAL BUILT UP AREA						80757.189	80757.189
ASSOCIATION OFFICE/SOCIETY OFFICE						180	180

LEGEND

PLOT BOUNDARY

EXISTING STREET

PROPOSED ROAD

OPEN SPACE

EXISTING WORK

WORK PROP. TO BE DEMOLISHED

PROPOSED WORK

DRAINAGE & SEWERAGE WORK

WATER SUPPLY WORK

COMMERCIAL DOOR & WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	AREA	LOCATOR
1	1.70	1.20	2.04	SHOP
2	0.60	0.9	0.54	TOILET
3	0.90	2.10	1.89	TOILET
4	0.60	2.10	1.26	TOILET

PACKAGE -1
PLOT NO. 03, KHARKOPAR STATION (EAST)

APPROVED SUBJECT TO CONDITIONS
MENTIONED IN THIS OFFICE LETTER
NO. CDDO/2019/100/001/1
DATE 21 JAN 2020

SENIOR ARCHITECT (MSP-IMP)
ARCHITECTURE SECTION
CDDO BHAWAN, 4TH FLOOR
NAVI MUMBAI - 400 194

Senior architect (BP-IHP)
CDDO Of Maharashtra Ltd.
CDDO Bhawan, 4th Floor
CBD Belapur, Navi Mumbai - 400614

(SEAL OF APPROVAL)

SR. NO.

DESCRIPTION

AREA IN SQM

1. PLOT AREA

48167.81

2. DEDUCTION (OPEN SPACE 15%)

7225.17

3. NET PLOT AREA(1-2)

40942.64

4. PERMISSIBLE FSI

2.5

5. PERMISSIBLE BUILTUP AREA(3*4)

102356.60

6. PROPOSED RESIDENTIAL BUILT UP AREA

78305.409

7. PROPOSED COMMERCIAL BUILT UP AREA

2408.22

8. SECURITY CABIN

43.56

9. PROPOSED TOTAL BUILT UP AREA(6+7)

80757.189

10. BALANCE BUILT UP AREA

21599.41

11. F.S.I. CONSUMED

1.97

12. PERMISSIBLE HEIGHT

55.10 M

13. PROPOSED HEIGHT

47.50 M

GROUND COVERAGE

1. PERMISSIBLE GROUND COVERAGE(50% PLOT AREA)

24083.91

2. PROPOSED GROUND COVERAGE

19054.42

3. PERCENTAGE OF PROPOSED GROUND COVERAGE

38.56

OPEN SPACE

1. MINIMUM REQUIRED OPEN SPACE(15% OF PLOT AREA)

7225.17

2. PROPOSED OPEN SPACE

7671.99

3. PERCENTAGE PROPOSED OPEN SPACE

15.93

TENEMENT STATEMENT

1. TOTAL TENEMENTS

EWS TYPE A

2352

TOTAL

2352

2. TOTAL SHOPS

SHOPS

36

3. TENEMENTS FOR DIFFERENTLY ABLE(5%)

REQ.

PROVIDED

EWS TYPE A

116

126

PARKING STATEMENT

TYPE

NO. OF TENS.

PARKING REQUIRED

PARKING PROVIDED

1. EWS TYPE A

2352

588

588

2. 10% VISITOR RESIDENTIAL

59

59

3. 10% VISITOR COMMERCIAL

3

3

4. TOTAL

680

690

5. 10% OF TWO WHEELER PARKING REQUIRED

68

84

TREE PLANTATION STATEMENT

1. REQUIRED AS PER G.D.C.R. (1 TREE/100SQM)

482

NOS.

2. REQUIRED AS PER MOEF (1 TREE/100SQM)

602

NOS.

3. PROPOSED TREE PLANTATION

610

NOS.

OTHER PROVISIONS

1. RAIN WATER HARVESTING PROPOSED

9

NOS.

2. SOCIETY OFFICE

3

NOS.

3. UGT & PANEL ROOM

9

NOS.

4. SECURITY CABIN

5

NOS.

5. DUSTBIN(ONE PER BUILDING)

21

NOS.

6. ORGANIC WASTE CONVERTER

9

NOS.

7. ELECTRICAL SUB-STATION

9

NOS.

DESCRIPTION OF PROPOSAL

PROPOSED MASS HOUSING SCHEME ON PLOT NO.-3, SECTOR-16A, AT KHARKOPAR RAILWAY STATION,ULVE, NAVI MUMBAI FOR CIDCO LTD. (UNDER PMAY)

NAME & SIGN. OF OWNER

(S. E. Dhandekar)

NAME & SIGN. OF ARCHITECT

(S. E. Dhandekar)

SCALE

AS SHOWN

DATE

13-11-2019

DRN BY

JP

CHKD BY

MJ

REF

DRG. NO.

AHC_CDDO_MD_P4-03_SL_100

No Objection Certificates