

**Your (Half Yearly Compliance Report) has been Submitted with following details**

<b>Proposal No</b>	SIA/MH/MIS/53197/2020
<b>Compliance ID</b>	136576930
<b>Compliance Number(For Tracking)</b>	EC/M/COMPLIANCE/136576930/2025
<b>Reporting Year</b>	2023
<b>Reporting Period</b>	01 Dec(01 Apr - 30 Sep)
<b>Submission Date</b>	19-09-2025
<b>RO/SRO Name</b>	Shri Senthil Kumar Sampath
<b>RO/SRO Email</b>	agmu156@ifs.nic.in
<b>State</b>	MAHARASHTRA
<b>RO/SRO Office Address</b>	Integrated Regional Offices, Nagpur
<b>Note:-</b> SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.	



**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.1, Sector no-39, at Taloja, Navi Mumbai, by CIDCO CBD BELAPUR.

**Ref:** - 1. Proposal File No: - SIA/MH/MIS/53197/2020. Date – 27-10-2020

**Respected Sir,**

Please find attached Half Yearly Post Environment Clearance Compliance Report ( **July 2023 - December 2023** ) for Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 1, Sector- 39, at Taloja, Navi Mumbai, by CIDCO CBD BELAPUR. EC accorded by Department of Environment, Government of Maharashtra, vide its letter No. SIA/MH/MIS/53197/2020.

Thanking you,

Yours Faithfully,

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

**Encl: A/c**

Compliance Environmental Monitoring Report  
(July 2023– December 2023)  
For

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

A Proposed Project

**“Residential & Commercial  
Project”**

At

**Plot no.1 Sector no. 39,  
Taloja, Navi Mumbai.**

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** Prepared

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](mailto:info@uniqueenvicare.com)

Contact No- 9890529052

# MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

## PART - I

### DATA SHEET

<b>1.</b>	Project type: River -Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	Others (Building & Construction – Residential & Commercial construction Project)
<b>2.</b>	Name of the Project	“Pradhan Mantri Awas Yojana (PMAY) Housing Scheme” at Plot no. 1, Sector - 39, Taloja, Navi Mumbai, Taluka - Panvel, District-Raigad.
<b>3.</b>	Clearance Letter (s)/OM No. and date	SIA/MH/MIS/53197/2020 Dated – 27/10/2020
<b>4.</b>	<b>Location:</b> (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	Raigad Maharashtra 19°3'28.49"N, 73°5'54.08"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
<b>6.</b>	<b>Salient Features</b>	
	(a) Of the project	Please Refer Annexure – I
	(b) Of Environmental Management Plans	Please Refer Annexure – II
<b>7.</b>	<b>Breakup of the project area</b>	Total Plot Area – 166503.28 Sq.mt. Built-up Area- : 677005.339 Sq.mt.
	(a) Submergence area: forest & non forest	No, Since the proposal under reference is in developing part of the CIDCO.
	<b>(b) Others</b>	Not Applicable
<b>8.</b>	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
<b>9.</b>	<b>Financial details</b>	
	(a) Project cost as originally planned and sub-subsequent revised estimates and the year of price reference.	INR 1729 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. 83.35 Cr.
	(f) Actual expenditure incurred on the environmental management plans so far	05 Lakhs
<b>10.</b>	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
<b>11.</b>	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	Nil

<b>12.</b>	*Status of construction. (Actual &/or planned)	<b>Planned</b>			<b>Actual</b>
		<b>Building Name</b>	<b>No of Building</b>	<b>No. Of Floor</b>	
		EWS-B(R)	44	GR +22 Floors Each	GR + 22 Floors Each
		EWS-C(R)	12	GR +22 Floors Each	GR + 22 Floors Each
		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)	30/05/2026			
<b>13.</b>	Reason for the delay if the project is yet to start.	Not Applicable since project activity is in progress			
<b>14.</b>	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)

## **LIST OF ANNEXURES**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Annexure No.</b>
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

**Salient Features of the Project**

**Salient Features of the Project**

<b>Project Site</b>	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 1, Sector- 39, Taloja, Navi Mumbai Taluka-Panvel, District-Raigad, Maharashtra.
<b>Construction &amp; Development</b>	Others (Building Residential and Commercial construction Project)
<b>Total Plot Area</b>	166503.28 Sq.mt.
<b>Total Built- up Area</b>	677005.339 Sq.mt.
<b>Water requirement</b>	10,274 KLD
<b>Estimated project cost</b>	INR 1729 Cr.
<b>Nearest railway station</b>	Navede Railway Station-3.2 Km.
<b>Nearest Airport</b>	Chhatrapati Shivaji Maharaj International Airport: Approx 42.00 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 110 KVA DG Set – 5 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 25 KLD for workers source CIDCO and 35 MLD 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 (8116 KLD) shall be discharged into existing nodal STP of 35 MLD capacity located at Taloja for treatment.
- Installing water meters, taking regular readings, maintaining the register.
- The storm water management will be implemented.
- **7 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 **29,187 Kg/day** expected residence
- Management will be done by:
  - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
  - **11325 Kg/day** dry waste will be handed over to authorized recyclers.
  - **17862 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 **2200 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:**

<b>Sr. No.</b>	<b>Attributes</b>	<b>Particulars</b>	<b>Cost (Lacs)/ Annum</b>
1.	Water Air Pollution Control	Dust Suppression/Drinking Water	8.75
2.	Site Sanitation , Health, Check – up & Safety Water Pollution Control	Healthy & Safety	13.0
3.	Environmental Monitoring Noise Pollution Control	Air, Water, Noise, Soil	5.75
4.	Biological Environment Occupational Health	Gardening and excavation	18.0
5.	Socio-economic Environment Solid waste management	Disinfection – pest control, first aid facilities, health checkups, Creches for children and personal protective equipment	9.50
<b>Total</b>			<b>55.00</b>

**During Operation Phase:**

<b>Sr.No</b>	<b>Particular</b>	<b>Capital Cost In Lakh</b>	<b>O&amp; m Cost In lakh</b>
1	Air Pollution Control	8.75	5.5
2	Water Pollution Control	13.0	9.0
3	Noise Pollution Control	5.75	3.5
4	Occupational Health	18.0	8.5
5	Soild Waste Management	9.50	12.75
	<b>Total</b>	<b>55</b>	<b>39.25</b>

# **Compliance Report**

**For**

**A Proposed Project**

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

**at**

**Plot no. 1, Sector- 39, Taloja, Navi Mumbai,  
Taluka: Panel, District: Raigad, State:  
Maharashtra.**

## ANNEXURE IV

EC NO.	No. SIA/MH/MIS/53197/2020. Dated:- 27 <sup>th</sup> Oct 2020.
Project Name	A Proposed Project - "Pradhan Mantri Awas Yojana (PMAY) Housing Scheme"
Location	Plot no. 1, Sector- 39, Talaja, Navi Mumbai, Taluka: Panvel, District: Raigad, State: Maharashtra.
Developer	<b>M/s. City and Industrial Development Corporation of Maharashtra Limited. (CIDCO)</b> at NMIA Office, 3rd floor, Tower no. 10, Belapur Station complex, CBD Belapur, Navi Mumbai – 400 614.

### Part – A Special Conditions

Sr. No.	Particulars	Status
I	PP to ensure that STP to be kept open minimum upto -40%	PP Has consented to the condition.
II	PP to adopt following segregation & treatment method for the sewage generated from residential complex. <ul style="list-style-type: none"> <li>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.</li> <li>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, Golf course etc.</li> </ul>	Complied. We have Provided Separated Lines.
III	PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.	Complied. We have proposed low flow material like closed Toilet
IV	PP to ensure that the energy savings from renewable sources shall be minimum 5.03 %.	PP has consented to the condition.
V	No Occupation Certificate (OC) to be granted to the project unless the proposed Nodal STP at Kharghar is commissioned and put into	PP has consented to the condition.

	Operation.	
VI	PP to obtain CRZ clearance from MCZMA and comply all the conditions stipulated.	PP has consented to the condition.
VII	As committed during presentation the green area proposed which is part of CRZ area shall remain intact and green zone only and no further development will be allowed as it is part of the layout of this project. PP to submit an Undertaking to that effect PP to abide all conditions of NOCs granted by the different authorities.	PP has consented to the condition.
VIII	PP to provide thick Miawaki Plantation all along the perimeter of the plot, especially in SW and NE area of the plot.	PP has consented to the condition.
IX	PP to calculate the reduction in potable water consumption due to provision of Grey water treatment plant at site. The same shall be implemented.	PP has consented to the condition.
X	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.	PP has consented to the condition.

#### **Part 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.	Complied. PP has consented to the condition.
II	PP to take necessary diligence to ensure high rate of survival of 2200 no of trees to be planted.	Complied. PP has Planted the tree on site.
III	PP to ensure that CER plan gets approved from Municipal Commissioner.	PP has consented to the 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.	PP has consented to the condition.
V	SEIAA decided to grant EC for — FSI: 339475.742 m2, Non-FSI: 337529.597 m2 and Total BUA: 677005.339 m2.	PP has consented to the condition.

<b>General Conditions</b>		
<b>Sr. No.</b>	<b>Particulars</b>	<b>Status</b>
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PP has Consented to the Condition.  PP has appointed Agency for E-waste disposal.
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.	Complied.  Occupation certificate issued to the project by local planning authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
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.	PP has consented to the condition.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Complied.  We will abide by conditions, if there is any deviation in proposal, we will approach to SEAC.
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	We will observe strict compliance of existing FSI/ FAR.

	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 site.	Noted. We have secured Consent wide No. Format1.0/CAC-CELL/UAN No.0000098147/CE-2102000383 Dt-05/02/2021
VII	All required sanitary and hygienic measures should be in place before start of construction activities and to be maintained throughout the construction phase.	Adequate drinking water, toilet and bathing facilities. Appropriate sanitary and hygienic measures provided and will be maintained throughout the construction phase
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	Complied. All sanitary and hygienic measure have been taken on site during Construction Phase.
IX	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Complied. During Construction Phase the generation of dry Waste is 10 kg/day & Wet Waste is 15 kg/day Collected to Municipal for safe disposal of Solid Waste
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.	PP has Consented to the condition. Construction waste (musk) generated is reduce on site & remaining will be handover to authorized vendor by taking the necessary precautions for general safety and health aspects of people.
XI	Arrangement shall be made that waste water and storm water do not get mixed.	PP has consented to the condition. Separate arrangement has been made for the disposal of storm water and drainage.
XII	All the topsoil excavated during construction	Complied.

	activities should be stored for use in horticulture/landscape development within the project site.	The generated topsoil is being store and will be used for landscaping purpose.
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.	PP has consented to the condition.  Excavated debris & construction waste will be reused on site for backfilling and plot leveling.
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.	PP has consented to the Condition.  Mandatory landscape area has been proposed and plantation tress drive has been conducted on major construction are completed. .
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.	Complied.  Soil testing has been carried out. The analysis report is attached in the annexure.
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.  No harzardous waste material is generated since it is a construction.
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.	PP has consented to the Condition.  The DG set provided in construction Phase complying to Environment (Protection ) rules prescribed for air and Noise emission standard.

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 conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Complied.  Vehicle hired for transportation of raw material are strictly complying with the emission norms. The vehicle area adequately covered to avoid sp.
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	Complied.  Ambient Noise level and Ambient Air monitoring done through MoEF approved laboratory.
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 <sup>th</sup> August, 2003. (The above condition is applicable only if the project site is located within the 100 Km. of Thermal Power Stations).	PP has Consented to the condition.
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	<p>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 affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.</p>	Noted & will be complied.
XXVIII	<p>Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.</p>	<p>Complied.</p> <p>There are no ground water extraction on site and water for construction through water tankers.</p>
XXIX	<p>Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.</p>	Noted & complied
XXX	<p>Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.</p>	<p>Water Level Controllers with timers will be used for Water Pumps.</p> <p>Low Flow water efficient fixtures will be used to reduce pressure on water.</p>
XXXI	<p>Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.</p>	Complied
XXXII	<p>Roof should meet prescriptive requirement as per Energy Conservation Building Code by using</p>	Noted and complied.

	appropriate thermal insulation material to fulfill requirement	
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	<p>Noted.</p> <p>Energy conservation methods shall be adapted. We will use Energy friendly fixtures.</p> <ul style="list-style-type: none"> <li>• Annual energy saving by using solar water heating = 82%</li> <li>• Annual energy saving by using LED fitting and timers = 54%</li> <li>• Total Savings 23%</li> </ul>
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.	<p>PP has consented to the Condition.</p> <p>The DG set provided in construction Phase complying to Environment (Protection ) rules prescribed for air and Noise emission standard.</p>
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	An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and

	internalized and no public space should be utilized.	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.	Complied.  Project proponent has made Separate Environment Cell for regular Supervision.
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. <b>Annexure –VI (Granted EC Copy)</b>
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. <b>Annexure -V</b>
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	Segregation at source for all solid waste streams.

	utilized in the existing premises for gardening and no wet garbage will be disposed outside the premises. Local authority should ensure this.	<ul style="list-style-type: none"> <li>• Proper disposal of waste through well managed Solid waste management team</li> <li>• Dry waste will be handed over to SWACH.</li> <li>• Wet garbage shall be composted and will be used as manure, using OWC.</li> </ul>
XLIV.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site <i>etc.</i> with due permission of MPCB.	Noted
XLV.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Complied.  A complete set of all the documents will 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.	Noted & complied
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.	Complied.  PP has set up a separate Environment Management by before starting construction.
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	Complied.  PP have published advertisement in the local newspaper and attached it to the annexure.

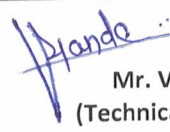
	letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a>	
L.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 <sup>st</sup> June & 1 <sup>st</sup> 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 received while processing the proposal. "The clearance letter shall also be put on the website of the company by the proponent.	complied.  All document uploaded on the company website.
LII.	The proponent shall upload the status of compliance of the stipulated EC conditions. Including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF. The respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Complied.  The Status of compliance of the stipulated EC Condition, including results of monitoring data is submitted to the Regional Office of MoEF, The respective Zonal Office of CPCB and SPCB.
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 MoE, the respective Zonal Office of CPCB and	Complied  EC Compliance report enclosed herewith.

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

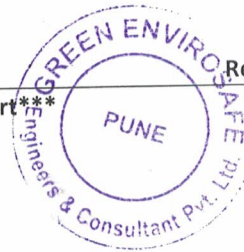
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 Years as per EIA notifications 2006, and amendments by MoEF&CC Notifications dated 29 <sup>th</sup> April 2015.	Noted
8.	In case of any deviation or alteration in the project proposed from those 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.	Noted
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

**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/2023-24/11/1636	Report Date	08.11.2023	
Sample ID: -	GESEC/PRO/AAQM/2023-24/11/1636			
Name & Address of the Customer	M/S. City And Industrial Development Corporation Of Maharashtra Project Address - Proposed Construction of Affordable Housing Under Pmay Scheme at Plot No-1, Sector-39, Taloja, Navi Mumbai by M/S. City And Industrial Development Corporation Of Maharashtra.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Project site	UEPL		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
09.10 Am	05.10 Pm	08 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	32	Wet Bulb Temperature °C	26	
Dry Bulb Temperature °C	32	Relative Humidity % RH	62	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
03.11.2023	04.11.2023	04.11.2023	08.11.2023	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO <sub>2</sub> )	CPCB Guidelines, Volume I,36/2012-13, Page no. 01	µg/m <sup>3</sup>	≤ 80	24.55
Nitrogen Dioxide (NO <sub>2</sub> )	CPCB Guidelines, Volume I,36/2012-13, Page no. 07	µg/m <sup>3</sup>	≤ 80	22.15
Particulate Matter PM <sub>10</sub>	CPCB Guidelines, Volume I,36/2012-13, Page no. 11	µg/m <sup>3</sup>	≤ 100	52.02
Particulate Matter PM <sub>2.5</sub>	CPCB Guidelines, Volume I,36/2012-13, Page no. 15	µg/m <sup>3</sup>	≤ 60	18.54
<b>Remark-</b>				
➤ All above results are within National Ambient Air Quality standards.				
			 <b>Mr. Vinod Hande</b> (Technical Manager) Reviewed & Authorized By	

\*\*\*End Of Report\*\*\*




Page 1 Of 1

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- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026

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/ANLM/2023-24/11/1637	Report Date	08.11.2023	
Sample ID: -	GESEC/PRO/ANLM/2023-24/11/1637			
Name & Address of the Customer	M/S. City And Industrial Development Corporation Of Maharashtra Project Address - Proposed Construction of Affordable Housing Under Pmay Scheme at Plot No-1, Sector-39, Taloja, Navi Mumbai by M/S. City And Industrial Development Corporation Of Maharashtra.			
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	
03.11.2023	--	--	--	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Project site	dB (A)	54.2	45.2	65/55
<b>Remark-</b> ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day - 65/55 dB(A)				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

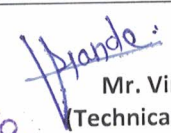
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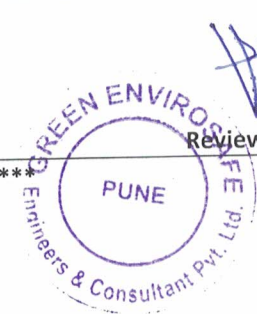
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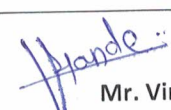
TEST REPORT			
Test Report No: GESEC/PRO/W/2023-24/11/1638	Date of Reporting	08.11.2023	
Sample ID: GESEC/PRO/W/2023-24/11/1638	Sample Details	Ground Water	
Name & Address of the Customer :- M/S. City And Industrial Development Corporation Of Maharashtra Project Address - Proposed Construction of Affordable Housing Under Pmay Scheme at Plot No-1, Sector-39, Taloja, Navi Mumbai by M/S. City And Industrial Development Corporation Of Maharashtra.	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	03.11.2023	
	Date of Sample received in lab	04.11.2023	
	Analysis start Date	04.11.2023	
	Analysis End Date	08.11.2023	
	WATER ANALYSIS REPORT		
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Colour	<5	Hazen	APHA 2120 B,24TH Edition 2024
Turbidity	<0.1	NTU	APHA 2130 B,24TH Edition 2024
TDS	175.89	mg/l	APHA 2540 C,24TH Edition 2024
Chemical Parameter			
pH	8.10	--	APHA 4500 H+,B, 24TH Edition 2024
Total Hardness	152.36	mg/l	APHA 2340 C,24TH Edition 2024
Residual Chlorine	<0.1	mg/l	EPA 334.0.
Sulphate	48.25	mg/l	APHA 4500-SO4 - E 24TH Edition 2024
Chloride	26.54	mg/l	APHA 4500-Cl-B 24TH Edition:2024
Total Alkalinity	125.25	mg/l	APHA 2320 B,24TH Edition 2024
Calcium (as Ca)	38.54	mg/l	APHA 3500-Ca B 24TH Edition:2024
Magnesium (as Mg)	26.35	mg/l	IS 3025 (Part 46):2024
Elemental Analysis			
Iron as Fe	<0.1	mg/l	EPA 200.7
Microbiological Parameter			
Total Coliform	Present	Per 100ml	APHA 9222 J 24TH Edition:2024
E.coli.	Absent	Per 100ml	APHA 9222 J 24TH Edition:2024
 <b>Mr. Vinod Hande</b> (Technical Manager) Reviewed & Authorized By Page 1 Of 1			

\*\*\*End Of Report\*\*\*

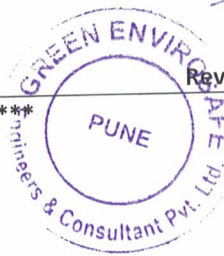

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TEST REPORT				
Test Report No	GESEC/PRO/ST/2023-24/11/1639	Report Date	08.11.2023	
Sample ID: -	GESEC/PRO/ST/2023-24/11/1639			
Name & Address of the Customer	M/S. City And Industrial Development Corporation Of Maharashtra Project Address - Proposed Construction of Affordable Housing Under Pmay Scheme at Plot No-1, Sector-39, Taloja, Navi Mumbai by M/S. City And Industrial Development Corporation Of Maharashtra.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
03.11.2023	04.11.2023	04.11.2023	08.11.2023	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 160 Kva		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions ( m)	0.1016	Pressure(mmWG)	4.6	
Height ( m)	4.20			
Temperature ( k )	498	Velocity ( m/s)	8.89	
Gas Volume (Nm <sup>3</sup> /Hr)	185.45			
Parameters	Method	Unit	Limit	Result
Particulate Matter	EPA METHOD 17: 2017	mg/NM <sup>3</sup>	<150	53.26
Sulphur Dioxide (SO <sub>2</sub> )	EPA METHOD 06: 2017	mg/NM <sup>3</sup>	--	28.56
Sulphur Dioxide (SO <sub>2</sub> )	EPA METHOD 06: 2017	Kg/day	--	0.15
<b>Remarks-</b>				
➤ All above results are well within MPCB Limit.				
			 <b>Mr. Vinod Hande</b> (Technical Manager) Reviewed & Authorized By	

\*\*\*End Of Report\*\*\*

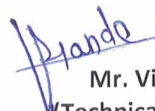


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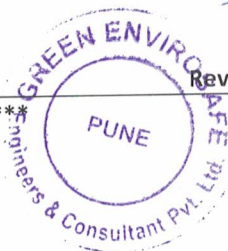
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TEST REPORT			
Test Report No: GESEC/PRO/SL/2023-24/11/1640		Date of Report	08.11.2023
Sample ID: GESEC/PRO/SL/2023-24/11/1640		Date of Sampling	03.11.2023
Name & Address of the Customer :- M/S. City And Industrial Development Corporation Of Maharashtra Project Address - Proposed Construction of Affordable Housing Under Pmay Scheme at Plot No-1, Sector-39, Taloja, Navi Mumbai by M/S. City And Industrial Development Corporation Of Maharashtra.		Start Date of Analysis	04.11.2023
		End Date of Analysis	08.11.2023
		Sample Details	soil
		Nature of sample	solid
Sample Collected By		UEPL	
Parameter	Result	Unit	Standard Method
pH	6.33	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	356.45	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	7.55	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011
Available Nitrogen	12.45	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	2.47	kg/ha	ISRIC, Page No.14-1:2002
Available Potassium	512.11	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	6.20	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.0032	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	4.25	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Exchangeable Magnesium	2.05	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Total Zinc as Zn	6.25	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Copper as Cu	4.65	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead as Pb	0.95	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Manganese as Mn	10.25	mg/kg	GESEC/LAB/SOP/ICP-OES/05
 <b>Mr. Vinod Hande</b> (Technical Manager) Reviewed & Authorized By			

\*\*\*End Of Report\*\*\*



Page 1 Of 1

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**Copy of Environmental Clearance**

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/53197/2020  
Environment Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya,  
Mumbai- 400032.  
Date: 27.10.2020.

To  
CIDCO  
Plot no.1 Sector no. 39,  
Taloja, Navi Mumbai

Subject : Environmental Clearance for Proposed construction of affordable housing under PMAY scheme at Plot no.1 Sector no. 39 at Taloja, Navi Mumbai by CIDCO CBD BELAPUR

Reference : Application no. SIA/MH/MIS/53197/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 133<sup>rd</sup> meeting under screening category 8 (b) as per EIA Notification. 2006 and recommend to SEIAA. Proposal then considered in 205<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

- Plot area : 166503.28 sq.m
- FSI : 339475.742 sq.m
- Non FSI : 337529.597sq.m
- Total Built up area : 677005.339 sq.m
- Building configuration EWS TYPE – B – 21 no. of Building – G+22, EWS TYPE – B – 23 no. of Building – G+22, EWS TYPE – C – 5 no. of Building – G+22, EWS TYPE – C – 7 no. of Building – G+22
- Number of Tenements : --
- Total population : 10572
- Water requirement : 10,274 KLD/Day
- Sewage generation : 8,116 KLD
- STP capacity & Technology : Sewage generated will be treated at Nodal STP of CIDCO
- STP location : Nodal STP
- RG area provided: Required - 24975.492 sq.m., Provided - 25733.990 sq.m.
- Energy requirement : Connected Load 10,315kW, Demand Load- ----
- Total Energy saving : 00 kW, solar- 00 kW
- No. of DG sets & capacities : 5 No 110 kVA
- Solid waste generation : 11,325 kg/day, Biodegradable waste: 17,862kg/day
- OWC capacities : --

- ☐ Parking: EWS TYPE B-7524,EWS TYPE C-3048,Parking for differently abled -2 per tower
- TOTAL RESIDENTIAL PARKING REQUIRED:  
Commercial (7434.112 IN SQ.M.)-1 PER 80 SQ.M. Total-10% Visitor car parking required,  
Total car parking, 10% of 2 WHEELER Parking Required.
- ☐ EMP cost : 55 Lacs during Construction 39.25 lac During Operation & O & M Cost  
(Lakhs/annum)-55 lac
- ☐ Rain water harvesting : 2 Nos
- ☐ No. of pits & size of pits: 2 Nos of 6800x 3500 of 70 CUM
- ☐ Details of UG tanks & no. of capacity :- 2 Nos 150cum
- ☐ CER : 0.5 % of the Total Project Cost

3. The proposal has been considered by SEIAA in its 205<sup>th</sup> 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 upto 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, Golf course etc.
- III. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures.
- IV. PP to ensure that the energy savings from renewable sources shall be minimum 5.03 %.
- V. No Occupation Certificate (OC) to be granted to the project unless the proposed Nodal STP at Kharghar is commissioned and put into Operation.
- VI. PP to obtain CRZ clearance from MCZMA and comply all the conditions stipulated.
- VII. As committed during presentation the green area proposed which is part of CRZ area shall remain intact and green zone only and no further development will be allowed as it is part of the layout of this project. PP to submit an Undertaking to that effect PP to abide all conditions of NOCs granted by the different authorities.
- VIII. PP to provide thick Miawaki Plantation all along the perimeter of the plot, especially in SW and NE area of the plot.
- IX. PP to calculate the reduction in potable water consumption due to provision of Grey water treatment plant at site. The same shall be implemented.
- X. 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 2200 no of trees to be planted.
- 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: 339475.742 m<sup>2</sup>, Non-FSI: 337529.597 m<sup>2</sup> and Total BUA: 677005.339 m<sup>2</sup>.

## **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/ reused 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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
  - 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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
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, Panvel Municipal Corporation
8. Regional Officer, Maharashtra Pollution Control Board, Raigad.

**Consent Application**

**MAHARASHTRA POLLUTION CONTROL BOARD**

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



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

No:- Format1.0/CAC-CELL/UAN No.0000098147/CE - 2102000383

Date: 05/02/2024

To,  
M/s CITY AND INDUSTRIAL DEVELOPMENT  
CORPORATION OF MAHARASHTRA LIMITED  
(CIDCO), Plot No. 01, Sector-39, Taloja,  
Tal. Panvel, Dist. Raigad.

**Sub: Grant of Consent to Establish for construction of 56 Nos. Residential Building construction for EWS under Pradhan Mantri Awas Yojana (PMAY) under Red Category**

- Ref:** 1. Environment Clearance accorded by Env. Dept GoM vide No. SIA/ MH/ MIS/ 53197/ 2020 dtd. 27/10/2020.  
2. Minutes of Consent Appraisal Committee meeting held on 19/12/2020.

Your application NO. MPCB-CONSENT-0000098147

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 or upto 31-12-2025 whichever is earlier..**
- The capital investment of the project is Rs.1729 Crs. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction of 56 Nos. Residential Building construction for EWS under Pradhan Mantri Awas Yojana (PMAY) of M/s CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO) at plot bearing Plot No. 01, Sector-39, Taloja, Tal. Panvel, Dist. Raigad on total plot area 1,66,503.28 sq. mtrs. for total construction BUA 6,77,005.339 sq. mtrs. as per Environment Clearance granted dated 27/10/2020 and construction permission issued by Local Body 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	NA	NA
2.	Domestic effluent	8116	As per Schedule - I	Sent to CIDCO's 35 MLD Nodal STP at Sector 37, Taloja

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-5	DG Sets (5 x 110 KVA)	5	As per Schedule -II

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

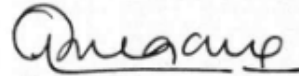
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	11325 Kg/Day	Segregation	Auth. vendor/ Local Body
2	Wet Garbage	17862 Kg/Day	OWC followed by composting	Used as Manure
3	STP Sludge	1000 Kg/Day	Drying	Used as Manure

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

Sr No	Category No.	Quantity UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A Recycle	Sale to Auth. Party/ Recycler

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall make arrangements for collection & pumping of the domestic effluent for sending to CIDCO's 35 MLD Nodal STP at Sector 37, Taloja for treatment & disposal. Also, necessary pumping & pipeline arrangements for the recycling of treated sewage for flushing & gardening shall be made.
- 11 PP shall ensure to achieve treated domestic effluent BOD standards 10 mg/l.
- 12 PP shall recycle/ reuse 60% of treated domestic effluent for toilet flushing, firefighting and apply remaining for construction activities till commissioning and/ or on land for gardening purpose by providing dual pumping arrangements for fresh water & recycled treated water with water metering system.
- 13 PP shall install Composting facility for the treatment of Biodegradable waste and compost obtained shall be used as manure for gardening.
- 14 PP shall submit Bank Guarantee of Rs. 25 Lakh towards compliance of Environment Clearance & Consent to Establish conditions.
- 15 PP shall carry out traffic impact assessment of the proposed development.

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	3458000.00	MPCB-DR-2456	22/10/2020	RTGS



# Maharashtra Pollution Control Board

## 601d29f81365dd57617a88a3

**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 record & website updating purpose.



**SCHEDULE-I**

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

- 1) A) As per your application, you have proposed to send 8116 CMD domestic effluent to CIDCO's proposed 35 MLD MBBR technology based Nodal STP at Sector 37, Taloja for treatment & disposal.
- 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.	pH	5.5-9.0
2.	Bio-Checimal Oxygen Demand (BOD)	10
3.	Chemical Oxygen Demand (COD)	50
4.	Nitrogen Total	10
5.	Phosphorus-Total(For Discharge into Ponds,Lakes)	1.0
6.	Fecal Coliform (FC) (Most Probable)	Desirable-100 Permissible-230

- C) The treated domestic effluent shall be 60% recycled/ reused for toilet flushing, firefighting and apply remaining for construction activities till commissioning and/ or on land for gardening purpose by providing dual pumping arrangements for fresh water & recycled treated water with water metering system.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	10145.00
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.

*Rangaraj*



**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 to S-5	DG Sets (5 x 110 KVA)	Acoustic Enclosure/ Stack	3	HSD	150 Kg/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 <sup>3</sup>
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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.

*Amramp*



**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C20/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	Within 15 days	Towards compliance of the Environmental Clearance & Consent to Establish conditions	31.12.2025	30.04.2026

\*\* 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/C20/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/C20/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



*Amgump*

**SCHEDULE-IV**

**Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	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.

*(Signature)*



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.

*Amang*



**Commencement Certificates**



**GENERAL NOTES:**

1. All dimensions are in meters unless otherwise specified.
2. All elevations are in meters above Mean Sea Level (MSL) unless otherwise specified.
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

**PSLDE**

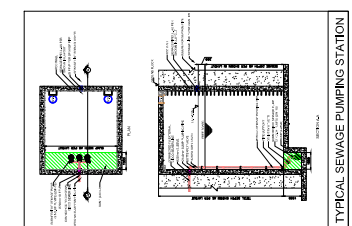
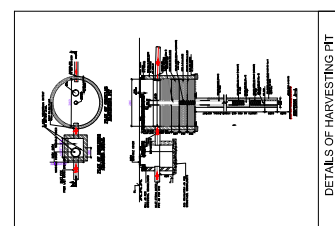
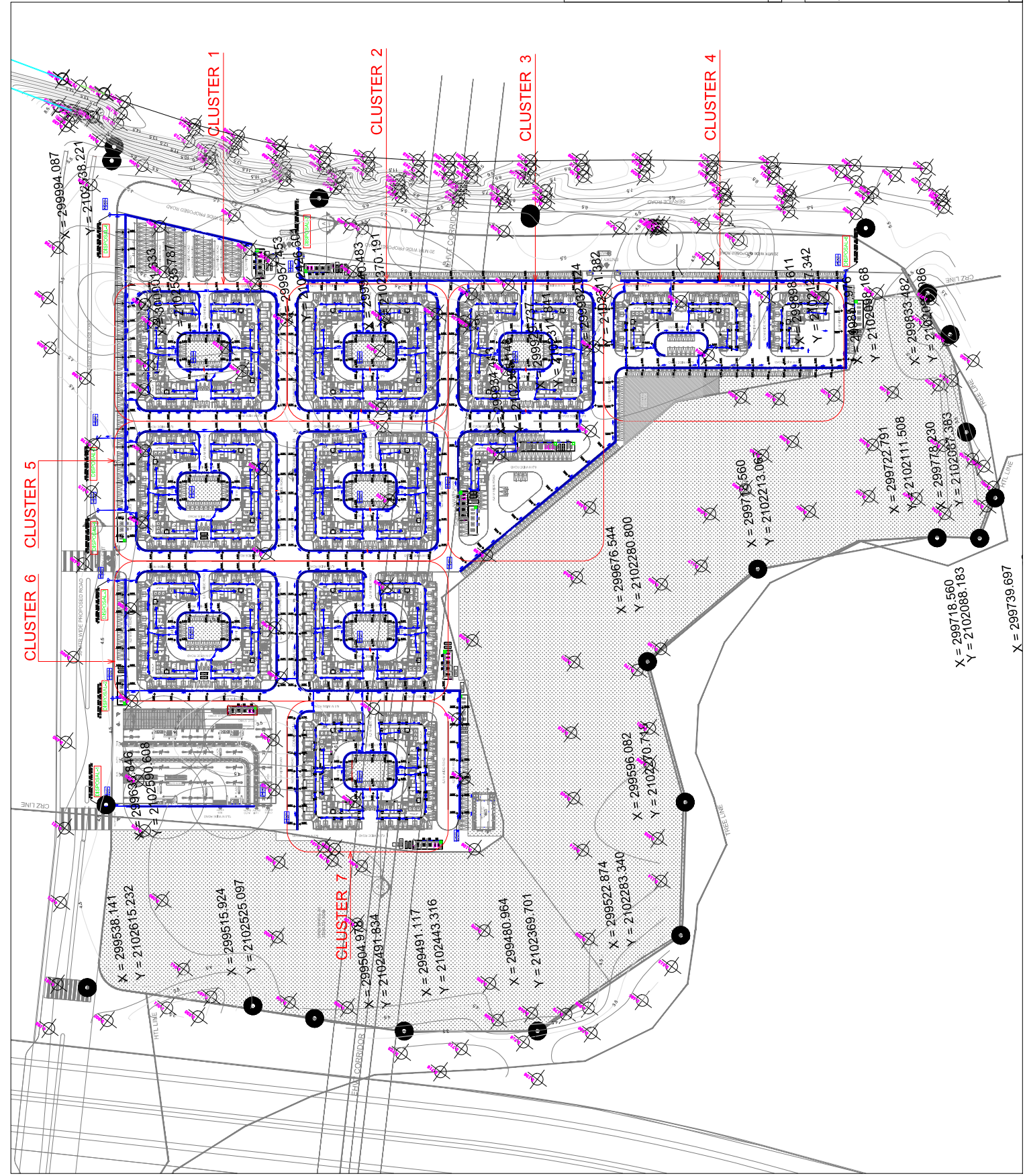
**ARCHITECT**  
**HAFEEZ**

**CONTRACTOR**

**EXTERNAL SEWERAGE PUMPING STATION**

Project No.	Scale	Rev. No.
C20002	1:1000	A

Sheet No. AMC\_0002\_MP2\_001\_EXT\_2 of 10



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 PHONE : 00-91-22-6650 0900  
 FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614,  
 PHONE: 00-91-22-6791 8100  
 FAX : 00-91-22-6791 8166

Ref. No. No.CIDCO/CE(SP)/2020/2843

Date : 08.05.2020

**CORPORATE ENVIRONMENTAL RESPONSIBILITY**

In accordance with the circular issued by Ministry of Environment, Forest and climate change (MoEF & CC) dated May 01, 2018 and subsequent circular of June 19, 2018 on Corporate Environment Responsibility we hereby submit out plan as below;

**A. Basic Information of the project**

No.	Description	Details
1.	Name of the Project	Proposed mass Housing Scheme on Plot No. 2 in Sector No. 50 and Plot No.1 in sector 52 at Kamothe, Navi Mumbai. (Khandeshwar Station Creek Side) under Pradhan Mantri Awas Yojna (PMAY).
2	Location of the Project	Plot No. 2 in Sector No. 50 and Plot No.1 in sector 52 at Kamothe, Navi Mumbai.
3	Project type (Green/Brown field)	Green field
4	Cost of the project as mentioned in CS (Rupees in Crore)	Rs. 789 Crores
5	Any pervious EC and Completion Certificate of the part of the project before may 01,2018, if yes give the details with date and reference number	Nil
6	Cost of the part completed project (as per details given at Sr. No.5)	Nil
7	Effective cost of the project for CER consideration (4-6)	Rs. 789 Crores
8	Applicable norm in terms of % of the project cost for CER and amount (Rupees in Crore) (1.0 %)	Rs. 7.89 Crores
9	Expected duration for completion of the project (Years)	5 Years
10	Implementing Agency Identified (NGO/Trust/ULB) give name and details	Yet not identified
11	Please attached agreement with implementing Agency	--

B. CER Activities Proposed: (Please propose as per the suggested list given in table below)

No	Description	Details
1.	Any issue raised during the public hearing, social need assessment, R&R plan, EMP, etc	Not applicable
2	If Yes. Please give details	-
3	CER activities proposed to be from suggested activities as infrastructure creation for drinking water supply, sanitation health, education, skill development, roads, cross drains, electrification including solar power, solid waste management facilities, scientific support and awareness to local farmers to increase yield of crop and fodder, rain water harvesting, soil moisture conservation works, avenue plantation, plantation in community areas, community level sewage treatment plant, solid waste (composter of Biogas plants), air quality monitoring research activities on environmental aspects training programmes on waste management including skill development aspects for town/ village/ pilot project on clean energy/ environment etc.	Not yet Identified
4	Consent of implementing agency (NGO etc.) and local authority to accept the CER in case of environmental infrastructure project.	
5	Year wise activity indicating the detail of plan and cost ( as applicable for duration of the project attach separate sheet with Gnat Chat which will be useful for monitoring	
	First year ( Indicate year)	1.5 cr
	Second year	1.5 cr
	Third year	1.5 cr
	Forth year	1.5 cr
	Fifth year	1.89 cr

We undertake to complete the work with our CER commitment as per OM dated 01.05.2018

  
 Chief Engineer (SP)  
 CIDCO Ltd.

**No Objection Certificates**



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Executive Engineer NUR - I

CIDCO Bhavan, Sion Panvel Road, Cbd  
Belapur, Navi Mumbai - 400614

Date: 23-05-2019

Valid Upto: 22-05-2027

## No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID:	NAVI/WEST/B/051019/393833
Applicant Name*	Rushiraj ✓
Site Address*	Plot no. Creek Side, Khandeshwar Railway Station, City - Navi Mumbai, Khandeshwar/ Khandeshwar/ Navi Mumbai, Navi Mumbai, Maharashtra ✓
Site Coordinates*	73 05 42.19-19 00 14.83, 73 05 43.65-19 00 12.05, 73 05 44.08-19 00 22.85, 73 05 48.92-19 00 12.00, 73 05 51.15-19 00 05.39, 73 05 55.17-19 00 06.15, 73 05 56.56-19 00 07.11, 73 05 59.94-19 00 20.41
Site Elevation in mtrs AMSL as submitted by Applicant*	5.68 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	38.64 M (Restricted) ✓

\*As provided by applicant.

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the NOC is subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time regarding the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 38.64 M (Restricted) (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in
- l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vile Parle (E) MUMBAI-400099

Email ID: nocwr@aii.aero

Contact No: 022-28300656



*[Signature]*  
23/05/19  
गुणेश ए.ए. / MOOSAT.E.

General Manager (A.T.M.), Western Region  
भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

Name / Designation / Sign with Date	
Prepared By :	<i>[Signature]</i> NIRAJ GUPTA 23/05/19 MGR(ATM)
Verified By :	<i>[Signature]</i> 23/05/19 AGM(ATM-DoAC)

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300608

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300608

## Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	29336.7	110.62
Navi Mumbai	2824.12	64.2
Santa Cruz	25947.91	111.76
NOCID	NAVI/WEST/B/051019/393833	

## Street view



May 18, 2019

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 0 0.05 0.1 0.2 km  
 Scale bar 1:3,000. Scale: 1:3,000. Scale: 1:3,000. Scale: 1:3,000.  
 Note: All data is for informational purposes only. It is not intended to be used for any other purpose.

## Satellite View



May 18, 2019

0 500 1:3,000 1,000  
 0 0.05 0.1 0.2 km  
 Scale bar 1:3,000. Scale: 1:3,000. Scale: 1:3,000. Scale: 1:3,000.  
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

[CIN - U99999 MH 1970 SGC - 014874]

**REGD. OFFICE:**

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Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

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**HEAD OFFICE:**

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Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

**Ref. No.** No. CIDCO/EE(PP-II)/2020/**SAP-279**

**Date:**  
12<sup>th</sup> March 2020

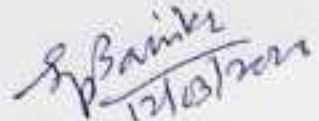
To

The Secretary,  
State Level Expert Appraisal Committee -II (SEAC-II)  
Environmental Department, Government of Maharashtra  
Mumbai

**Sub:** NOC for Sewerage network from proposed PMAY project located at Plot No.02 Sector-50, Khandeshwar railway station, Kamothe, District: Raigad, Maharashtra

City and Industrial Development Corporation of Maharashtra Limited (CIDCO) has planned proposed sewerage network near the proposed project & it is under design stage.

Permission shall be granted for discharge of sewage flow from this plot area into the peripheral sewer line being designed for the purpose.



(S. P. Baviskar)  
Executive Engineer (PP-II)  
CIDCO Ltd

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

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Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

**Ref. No.** No. CIDCO/EE(PP-II)/2020 / **SAP-280**

**Date :** 12<sup>th</sup> March 2020

To,

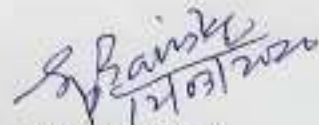
The Secretary,  
State Level Expert Appraisal Committee -II (SEAC-II)  
Environmental Department, Government of Maharashtra  
Mumbai

**Sub:** NOC for water supply to proposed PMAY project located at Plot No.02 Sector-50,  
Khandeshwar Railway Station, Kamothe, District: Raigad, Maharashtra

The water demand of proposed PMAY project located at Plot No.02 Sector-50, Khandeshwar  
Railway Station, Kamothe, District: Raigad, Maharashtra is 2.70 MLD.

The proposed peripheral water supply network will be designed to fulfill the above demand

Permission shall be granted for water connection to this plot from the proposed peripheral water  
supply line.



(S.P. Baviskar)  
Executive Engineer (PP-II)  
CIDCO Ltd

**GENERAL NOTES:**

1. All dimensions are in meters unless otherwise specified.
2. All elevations are in meters above Mean Sea Level (MSL) unless otherwise specified.
3. All structures shall be constructed in accordance with the relevant codes and standards.
4. All materials shall be of good quality and shall be approved by the Engineer.
5. All work shall be completed within the stipulated time frame.
6. All work shall be done in accordance with the approved drawings and specifications.
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PROJECT NO: C20002  
 DRAWING NO: AMC\_0002\_MP2\_001\_EXT\_2  
 SHEET NO: A  
 SCALE: 1:1000  
 DATE: 15/08/2024

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.  
 PSLDE  
 PROJECT: ...

ARCHITECT: HAFEEZ  
 CONTRACTOR: ...

EXTERNAL SEWERAGE PUMPING STATION

DETAILS OF HARVESTING PIT

TYPICAL SEWERAGE PUMPING STATION

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