

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

<b>Proposal No</b>	SIA/MH/INFRA2/416602/2023
<b>Compliance ID</b>	137062066
<b>Compliance Number(For Tracking)</b>	EC/COMPLIANCE/137062066/2025
<b>Reporting Year</b>	2025
<b>Reporting Period</b>	01 Jun(01 Oct - 31 Mar)
<b>Submission Date</b>	26-09-2025
<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: - 05 /05/2025

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-40, Village Navade, Taloja Node, Taluka - Panvel, District-Raigad.

**Ref:** - Environmental Clearance Letter No. SIA/MH/INFRA2/416602/2023. Dated 18/05/2023.

**Respected Sir,**

We are submitting the Half-Yearly Post-Environment Clearance Compliance Report for the period **October 2024 to March 2025** for the Township & Area Development Project titled:

“Pradhan Mantri Awas Yojana (PMAY) Housing Scheme” at Plot no. 1, Sector-40, Village Navade, Taloja Node, Taluka - Panvel, District-Raigad, Maharashtra by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

Thanking you,

Yours Faithfully,

*A. K. Patil*  
05/05/25

**(A. K. Patil)**

**Superintending Engineer (Hsg-III)**  
Office of NMIA, Tower 10, 3<sup>rd</sup> floor,  
CBD Belapur Railway Station Complex  
CBD Belapur, Navi Mumbai 400614

Compliance Environmental Monitoring Report  
( Oct 2024 – March 2025)

For

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

A Proposed Project

“Prahan Mantri Awas Yojana (PMAY) Housing Scheme”

at

Plot no. 1, Sector- 40, Village; Navade, Taloja Node  
Taluka-Panvel, District- Raigad, Maharashtra, India

By

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

at

NMIA Office, 3<sup>rd</sup> Floor, Tower no. 10, Belapur station complex,  
CBD Belapur, Navi Mumbai - 400614

Prepared by

UNIQUE ENVICARE PVT LTD

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## **LIST OF ANNEXURES**

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9.	No Objection Certificate (NOC)	X

**MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS**

**PART - I**

**DATA SHEET (Oct 2024 - March 2025)**

<b>1.</b>	Project type: River - Valley/ Mining/ Industry/ Thermal/ Nuclear/ other (specify)	<b>Township and Area Development Projects.</b>
<b>2.</b>	Name of the Project	"Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 40, Village: Navade, Taloja Node, Taluka: Panvel, District: Raigad, Maharashtra, India by M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO)
<b>3.</b>	Clearance Letter (s)/OM No. and date	EC23B039MH170727 Dated -18/05/2023 SIA/MH/INFRA2/416602/2023
<b>4.</b>	Location: (a) District (s) (b) State (s) (c) Location Latitude/ Longitude	<b>Raigad</b> <b>Maharashtra</b> <b>19°3'17.25" N,</b> <b>73°6'30.50"E</b>
	(a) Address for correspondence	<b>M/s, City and Industrial Development Corporation of Maharashtra Limited (CIDCO).</b>  <b>CIDCO Bhavan, C.B.D. Belapur, Navi Mumbai 400641.</b>
	(b) Address of Executive Project Engineer/ Manager (with pin code / Fax)	<b>M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO).</b>  <b>Address: CIDCO Bhavan, C.B.D. Belapur, Navi Mumbai 400641</b> <b>Designation: CE (NMIA &amp; SP)</b> <b>Contact: 9867911114</b> <b>Email id: ce.nmia@cidcoindia.com</b>
<b>6.</b>	<b>Salient Features</b>	
	(a) Of the project	<b>Please Refer Annexure - I</b>
	(b) Of Environmental Management Plans	<b>Please Refer Annexure - II</b>
<b>7.</b>	<b>Breakup of the project area</b>	<b>Total Plot Area - 1,32,318.17 Sq.mt.</b> <b>Built-up Area- 6,12,190.91 Sq.mt.</b>
	(a) Submergence area: forest & non forest	<b>No, Since the proposal under reference is in developing part of the CIDCO, Mumbai.</b>

	<b>(b) Others</b>	<b>Not Applicable</b>
<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.	<b>There is no displacement of population due to project hence not applicable</b>
	(a) SC, ST /Adivasis	<b>Not Applicable since there is no displacement of population</b>
	(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)	<b>Not Applicable since there is no displacement of population</b>
<b>9.</b>	<b>Financial details</b>	
	(a) Project cost as originally planned and subsequent revised estimates and the year of price reference.	<b>INR 2029.39 Cr</b>
	(b) Allocation made for environmental management plans with item wise and year Wise break-up.	<b>Please refer annexure- IV</b>
	(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.	<b>Yes</b>

	(e) Actual expenditure incurred on the project so far	<b>INR Rs. 186.05 Cr (Construction cost) upto March 2025, 20.66 crore bill certification awaited April 2025</b>		
	(f) Actual expenditure incurred on the environmental management plans so far	<b>23.10 Lakhs (Environmental cost)</b>		
<b>10.</b>	Forest land requirement.	<b>No Forest land required for project</b>		
	(a) The status of approval for diversion of forest land for non-forestry use	<b>Not applicable</b>		
	(b) The status of clearing felling	<b>Not applicable</b>		
	(c) The status of compensatory afforestation, if any	<b>Not applicable</b>		
	(d) Comments on the viability & sustainability of compensatory afforestation Programme in the light of actual field experience so far	<b>Not applicable</b>		
<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	<b>Nil</b>		
<b>12.</b>	Status of construction. (Actual &/or planned)	<b>Project details</b>		<b>Actual</b>
		<b>Building Name</b>	<b>No. Of Floor</b>	
		14 nos. of Buildings	Ground + 23 floor each	<b>8nos building GR + 1 floor in progress 6nos building Foundation to</b>

				<b>plinth in progress</b>
		Commercial building	2 Basement + Ground+23 Floors	<b>Not yet start</b>
		6 nos. of clusters	2 Basements + Podium	<b>Not yet start</b>
		Community Hall	Ground+1 st Floor	<b>Not yet start</b>
	(a) Date of Commencement (Actual &/or planned)	17-05-2024		
	(b) Date of completion (Actual &/or planned)	17-11-2027		
13.	Reason for the delay if the project is yet to start.	<b>Not Applicable since project activity is in progress</b>		
14.	Dates of Site Visits			
	(a) The dates on which the project was monitored by the regional office on previous occasions, if any.			
	(b) Date of site visit for this monitoring report			

Yours Faithfully,

*Patil*  
65/05/25

**(A. K. Patil)**

**Superintending Engineer (Hsg-III)**  
Office of NMIA, Tower 10, 3<sup>rd</sup> floor,  
CBD Belapur Railway Station Complex  
CBD Belapur, Navi Mumbai-400614

**Salient Features of the Project**

**ANNEXURE - I****Salient Features of the Project**

<b>Project Site</b>	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot no. 1, Sector- 40, Village; Navade, Taloja Node Taluka-Panvel, District- Raigad, Maharashtra, India.
<b>Construction &amp; Development</b>	(Township and Area Development Projects)
<b>Total Plot Area</b>	1,32,318.17 Sq.mt.
<b>Total Built- up Area</b>	6,12,190.91 Sq.mt.
<b>Water requirement</b>	6246 CMD
<b>Estimated project cost</b>	INR 2029.39 Cr.
<b>Nearest railway station</b>	Navade Railway Station 2.00 Km.
<b>Nearest Airport</b>	Chhatrapati Shivaji Maharaj International Airport: Approx. 26.49 Km

# Google Image of the 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 180 KVA DG Set – 8 Nos each, 400 KVA DG Set – 7 Nos each, 200KVA DG set – 6 Nos each, 125 KVA DG Set -2 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 1 nos of Portable STPs of total capacity 50 KLD for construction (depending on construction activity) of water required for curing & sprinkling purpose with domestic. The water shall be taken by Tanker.

Water management during construction phase shall be done as under:

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

### **Operation Phase**

The total water requirement has been estimated to be

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

#### **Management shall be done as under:**

- The Rain water harvesting will be implemented on site to avoid run-off.
- No waste water solid/hazardous waste will be discharged to any water body.
- Sewage shall be discharged in sewer line 75%
- 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 months.

## 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 **20.592 Kg/day** expected residence
- Management will be done by:
  - Informing and educating occupants to ensure segregation of waste in colour coded buckets.
  - **12,355 Kg/day** dry waste will be handed over to authorized recyclers.
  - **8237 Kg/day** wet waste will be composted using Organic Waste Composter.
  - STP sludge ----- **kg/day** will be used as manure after treatment.
  - E Waste 233 kg/day Will be handover authorized agency.

## 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 **5852 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.	<b>Air Environment</b>	Dust Suppression and Monitoring	58.21
2.	Water Environment	Drinking Water Analysis	0.12
3.	Land Environment	Temporary Portable STP	5.00
4.	Health & Hygiene	Disinfection - Pest Control at site and Health Checkup	40.8
<b>Total</b>			<b>104.13</b>

**During Operation Phase:**

<b>Sr. No.</b>	<b>Details</b>	<b>Description</b>	<b>Capital cost (INR) (Lacs)</b>	<b>O &amp; M Cost (INR/annum) (Lacs)</b>
1.	Air, water, Noise, Soil	Environment Monitoring & On-Site Sensors	6.50	2.13
2.	Water	Rainwater Harvesting	194.0	9.70
3	Wastewater	Sewage Treatment Plant	525.00	52.05
4.	Municipal Solid waste	Solid waste Management	130.0	29.28
5.	Plantation	Landscaping	75.02	2.32
6.	Energy	Energy Savings	945.0	18.90
7.	Air Cleaning System	Air Cleaning Equipment	60.0	6.00
<b>Total</b>		--	<b>1935.52</b>	<b>120.38</b>

# **Compliance Report**

**For**

**A Proposed Project**

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

**at**

**Plot no. 1, Sector- 40, Village - Navade, Taloja  
Node, Taluka - Paniel, District-Raigad,  
Maharashtra, India.**

## ANNEXURE IV

EC NO.	No. SIA/MH/INFRA2/416602/2013. Dated: - 18 <sup>h</sup> April 2023.
Project Name	A Proposed Project - "Pradhan Mantri Awas Yojana (PMAY) Housing Scheme"
Location	Plot no. 1, Sector- 40, Village - Navade, Taloja Node, Taluka - Panvel, District- Raigad.
Developer	<b>M/s. City and Industrial Development Corporation of Maharashtra Limited. (CIDCO)</b> at CIDCO Bhavan, C. B.D. - Belapur, Navi Mumbai 400614.

### Part – Special Conditions:

#### A. SEAC Conditions-

Sr. No.	Particulars	Status
I	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provision thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	Complied  PP has Obtained IOD Letter and Section Plan.
II	PP to obtain following Noc's & remarks. a) Water supply; b) final CFO NOC; C) Tree Noc form Maharashtra Tree Authority; d) Civil Aviation NOC; e) SWM/C&D Noc.	PP has Obtained All Nocs.
III	Planning authority to ensure that assured water supply, sewer and storm water drainage network are made available in the vicinity of the project before issuing occupation certificate to the project.	Noted.
IV	PP to obtain remark for proposed construction with respect to High Flood Line of Kasardi river from Water resources Department.	PP has Consented Condition.
V	PP to submit detail plan for disposal of excess treated water; PP to reduce discharge of treated water up to 35%; PP to submit plan/undertaking from concern authority/third party for use of excess treated water.	Noted.

VI	PP to Submit Plan /Details of plantation of balance 3635 nos. of trees & include the cost of same in EMP.	Noted..
VII	PP to shift UGTs of commercial building to first basement such that their top should flush to the ground level.	PP has Consented Condition.
VIII	PP to explore to relocated club house away from the proposed STP to Avoid nuisance of foul smell to the residents. PP to provide net/sieve over to sky area of STP to avoid mishap.	Noted.
IX	PP to provide adequate mitigation measures as suggested in shadow analysis report & included the cost of same in EMP.	Noted.
<b>B</b>	<b>SEIAA Conditions-</b>	
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted
3.	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 Condition.
4.	SEIAA after deliberation decided to grant EC for- FSI- 527664.23 m2, Non FSI- 84226.68 m2, Total BUA- 612190.91 m2. (Plan approval No., CIDCO/Sr. Arch. (BH- IHP)/BH-IHP-143/2022/642, dated-10.10.2022)	PP has Consented Condition.
<b>General Conditions</b>		
<b>A) Construction phase: -</b>		

Sr. No.	Particulars	Status
I	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.	Segregation of garbage will be done. Total Solid waste – 20,592 kg Biodegradable Waste – 8237 kg/day Non - Biodegradable Waste – 12355 kg/day Dry waste will be handed over to Authorized recyclers and Wet waste will be converted into manure from OWC.
II	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	Complied.
III	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.
IV	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. PP has provide drinking Facility and sanitary Facility on site.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Noted.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted.

VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Complied. PP has regularly Monitoring on site.
VIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted.
IX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.	Noted.
X	The Energy Conservation Building code shall be strictly adhered to.	Noted. AS per NBC 2016
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Complied. All top soil used in landscaping activity.
XII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants expenditure should reported to the MPCB & this department.	Complied. Pp has regular monitoring on site.
XIV	PP to strictly adhere to all conditions mentioned in Maharashtra (Urban Areas) protection and preservation of Trees Act,1975 as amended during the validity of Environmental Clearance.	Complied. PP has obtained Tree cutting noc.
XV.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment	Complied.

	(Protection) Rules prescribed for air and noise emission standards.	
XVI.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of road transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Complied.  PP has Maintained book in being prepared by mechanical department.
XVII.	Ambient noise levels should confirm 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 confirm to the stipulated standards by CPCB/ MPCB	Complied. PP has regularly monitored on site.
XVIII	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Noted.
XIX.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separated environment cell /designated person.	Complied.  Regular review meeting are conducted to follow-up pending EC, Moef, MPCB Compliance.
	<b>B) Operation phase</b>	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for	Segregation of garbage will be done.  Total Solid waste – 20,592 kg

	land filling after recovering recyclable material.	Biodegradable Waste – 8237 kg/day  Non - Biodegradable Waste – 12355 kg/day  Dry waste will be handed over to Authorized recyclers and Wet waste will be converted into manure from OWC.
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted.
III.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment Department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.	Noted.
IV.	Project proponent shall ensure completion of STP, MSW, disposal facility ,green belt development prior to occupation of 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.	Noted.  Allotment/ occupation will be given after installation of environmental infrastructure & certification from appropriate authority.

V.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted.  We shall give proper facilities to the project site.
VI.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Complied.  An appropriate measure has been taken to avoid traffic congestion. Ample parking space has been provided and there is no provision to utilize public space for parking at construction or operational phase of the project.
VII.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
VIII.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted.  We will follow the CPCB norms for Green Belt Plantation of trees for operational phase will start in mid of construction phase.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Complied.  We provide separate Environment Management Cell for implementation of stipulated environmental safeguards.
X.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Complied.  Provision made for separate funds for implementation of environmental protection measures/EMP and same has been included in project cost. In this regard all the reporting will be done on timely manner to concerned authorities.
XI.	The project management shall advertise at least in two local newspapers widely circulated in the	Noted.

	<p>region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at Parivesh.nic.in.</p>	
XII.	<p>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.</p>	Complied.
XIII.	<p>The proponent shall upload the status of compliance of the stipulated EC conditions. Including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF. The respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely:</p> <p>SPM, RSPM. 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.</p>	<p>Complied</p> <p>PP has regular Submission EC Compliance Report.</p>
	<b>C) General EC Conditions: -</b>	
I.	<p>PP has to abide by the conditions stipulated by SEAC&amp; SEIAA.</p>	Noted.
II.	<p>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</p>	<p>Complied.</p> <p>PP has Obtained Consent to Establish dt 12/05/2024.</p>


	before start of any construction work at site.	
III.	Under the provisions of Environment (Protection) Act. 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Complied.  PP has obtained environment clearance copy is attached herewith.
IV.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Complied  EC Compliance report enclosed herewith.
V.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form-V as is mandated to the 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.
VI.	No further Expansion or Modifications, other than mentioned in the EIA Notification,2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the4 project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted.
VII.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee	Noted.

	of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	
4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted.
5.	This Environmental Clearance is issued purely from an environmental point of view without prejudice to any court cases and all other applicable permissions /Noc's shall be obtained before starting proposed work at site.	Noted.
6	In case of submission of false document and non-compliance of stipulated conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Noted
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA notifications 2006, and amended time to time.	Noted.
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act. 1981. The Environment	Noted

	(Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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/2024-25/01/1721	Report Date	09.01.2025	
Sample ID: -	GESEC/PRO/AAQM/2024-25/01/1721			
Name & Address of the Customer	M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Plot No.1, Sector -40, Village - Navade, Taluka – Panvel, dist- Raigad.			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Near Project site	UEPL		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.30 Am	06.30 Pm	08 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	26	Wet Bulb Temperature °C	18	
Dry Bulb Temperature °C	26	Relative Humidity % RH	45.2	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
03.01.2025	04.01.2025	04.01.2025	09.01.2025	
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	18.66
Nitrogen Dioxide (NO <sub>2</sub> )	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m <sup>3</sup>	≤ 80	23.56
Particulate Matter PM <sub>10</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m <sup>3</sup>	≤ 100	36.22
Particulate Matter PM <sub>2.5</sub>	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m <sup>3</sup>	≤ 60	19.45
Remark-				
➤ All above results are within National Ambient Air Quality standards.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

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

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TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2024-25/01/1722	Report Date	09.01.2025	
Sample ID: -	GESEC/PRO/ANLM/2024-25/01/1722			
Name & Address of the Customer	M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Plot No.1, Sector -40, Village - Navade, Taluka – Panvel, dist- Raigad.			
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	
03.01.2025	03.01.2025	03.01.2025	03.01.2025	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A) 65/55
		Day	Night	
Near Project site	dB (A)	55.7	45.8	
Remark-				
<ul style="list-style-type: none"> <li>➤ All above Noise level results are within Central Pollution Control Board Standards limit.</li> <li>➤ Day - 65/55 dB(A)</li> </ul>				
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

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TEST REPORT		
Test Report No: GESEC/PRO/DW/2024-25/01/1723	Date of Reporting	09.01.2025
Sample ID: GESEC/PRO/DW/2024-25/01/1723	Sample Details	Ground Water
Name & Address of the Customer :- M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Plot No.1, Sector -40, Village - Navade, Taluka – Panvel, dist- Raigad.	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	03.01.2025
	Date of Sample received in lab	04.01.2025
	Analysis start Date	04.01.2025
	Analysis End Date	09.01.2025

WATER ANALYSIS REPORT			
Parameter	Result	Unit(s)	Standard Method
<b>Physical Parameter</b>			
Colour	<5	Hazen	APHA 2120 B,24TH Edition 2024
Turbidity	<0.1	NTU	APHA 2130 B,24TH Edition 2024
TDS	315.22	mg/l	APHA 2540 C,24TH Edition 2024
<b>Chemical Parameter</b>			
pH	7.45	--	APHA 4500 H+,B, 24TH Edition 2024
Total Hardness	135.2	mg/l	APHA 2340 C,24TH Edition 2024
Total Alkalinity	125.36	mg/l	APHA 2320 B,24TH Edition 2024
Residual Chlorine	<0.1	mg/l	EPA 334.0.
Sulphate	40.21	mg/l	APHA 4500-SO4 - E 24TH Edition 2024
Chloride	22.34	mg/l	APHA 4500-Cl-B 24TH Edition:2024
Calcium (as Ca)	32.62	mg/l	APHA 3500-Ca B 24TH Edition:2024
Magnesium (as Mg)	24.55	mg/l	IS 3025 (Part 46):2024
<b>Elemental Analysis</b>			
Iron as Fe	<0.1	mg/l	EPA 200.7
<b>Microbiological Parameter</b>			
Total Coliform	Absent	Per 100ml	APHA 9222 J 24TH Edition:2024
E.coli.	Absent	Per 100ml	APHA 9222 J 24TH Edition:2024




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

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

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

TEST REPORT				
Test Report No	GESEC/PRO/ST/2024-25/01/1724	Report Date	09.01.2025	
Sample ID: -	GESEC/PRO/ST/2024-25/01/1724			
Name & Address of the Customer	M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Plot No.1, Sector -40, Village - Navade, Taluka – Panvel, dist- Raigad.			
Sample Details				
Sample collection Date	Sample receipt Date	Analysis start Date	Analysis complete Date	
03.01.2025	04.01.2025	04.01.2025	09.01.2025	
Stack Details				
Stack No/ID	Stack Attached to		Sampling done by	
S-1	DG SET 320 Kva		UEPL	
Shape	Round	Fuel Used	HSD	
Diameter/ Dimensions ( m)	0.20	Pressure(mmWG)	4.2	
Height ( m)	4.20			
Temperature ( k)	448	Velocity ( m/s)	8.48	
Gas Volume (Nm <sup>3</sup> /Hr)	637.97			
Parameters	Method	Unit	Limit	Result
Particulate Matter	EPA METHOD 17: 2017	mg/NM <sup>3</sup>	<150	52.36
Sulphur Dioxide (SO <sub>2</sub> )	EPA METHOD 06: 2017	mg/NM <sup>3</sup>	--	38.2
Sulphur Dioxide (SO <sub>2</sub> )	EPA METHOD 06: 2017	Kg/day	--	0.56
<b>Remarks-</b>				
➤ All above results are well within MPCB Limit.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

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

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**TEST REPORT**

Test Report No: GESEC/PRO/SL/2024-25/01/1725	Date of Report	09.01.2025
Sample ID: GESEC/PRO/SL/2024-25/01/1725	Date of Sampling	03.01.2025
Name & Address of the Customer :- M/s. City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Plot No.1, Sector -40, Village - Navade, Taluka – Panvel, dist- Raigad.	Start Date of Analysis	04.01.2025
	End Date of Analysis	09.01.2025
	Sample Details	soil
	Nature of sample	solid
	Sample Collected By	UEPL

Parameter	Result	Unit	Standard Method
pH	6.19	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011
Electrical Conductivity	514	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013
Available Manganese as Mn	09.22	mg/kg	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.113: 2011
Available Nitrogen	7.25	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013
Available Phosphorus	30.24	kg/ha	ISRIC, Page No.14-1:2002
Available Potassium	125.9	kg/ha	Food and agriculture organization Sec III,8-1,Page no115
Sodium adsorption ratio	2.55	mmolc/l	Food and agriculture organization of the united nation Page no14:2016
Total Nitrogen	0.0024	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013
Exchangeable calcium	3.88	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Exchangeable Magnesium	1.58	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013
Total Zinc as Zn	26.11	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Copper as Cu	10.02	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Lead as Pb	1.85	mg/kg	GESEC/LAB/SOP/ICP-OES/05
Total Manganese as Mn	18.24	mg/kg	GESEC/LAB/SOP/ICP-OES/05

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



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

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**Copy of Environmental Clearance**



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

To,

The Superintending Engineer (HSG & AP-I)

CIDCO

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

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/416602/2023 dated 01 Feb 2023. The particulars of the  
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH170727
2. File No.	SIA/MH/INFRA2/416602/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 40, Village: Navade, Taloja Node, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).
7. Name of Company/Organization	CIDCO
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 18/05/2023

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

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

*This is a computer generated cover page.*

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/416602/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
City and Industrial Development  
Corporation of Maharashtra Limited  
(CIDCO),  
Plot No. 1, Sector 40, Village: Navade,  
Taloja Node, Taluka: Panvel, District: Raigad.

**Subject** : Environment Clearance for proposed Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at Plot No. 1, Sector 40, Village: Navade, Taloja Node, Taluka: Panvel, District: Raigad, State: Maharashtra, India by City and Industrial Development Corporation of Maharashtra Limited (CIDCO).

**Reference** : Application no. SIA/MH/INFRA2/416602/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 196<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

S. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/416602/2023	
2	Name of Project	Pradhan Mantri Awas Yojana (PMAY) Housing Scheme at plot No. 1, Sector 40, Village: Navade, Taloja Node, Taluka: Panvel, District: Raigad, Maharashtra, India.	
3	Project category	8 (b)	
4	Type of Institution	Semi-Government	
5	Project Proponent	<b>Name</b>	<b>City and Industrial Development Corporation of Maharashtra Limited (CIDCO)</b>
		<b>Regd. Office address</b>	CIDCO Bhavan, C.B.D. Belapur, Navi Mumbai 400614
		<b>Contact number</b>	9867911114
		<b>e-mail</b>	ce.nmia@cidcoindia.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 <sup>th</sup> March, 2023	
7	Applied for	New	

S. No.	Description	Details					
8	Location of the project	Plot No. 1, Sector 40, Village: Navade, Taloja Node, Taluka: Panvel, District: Raigad, Maharashtra, India.					
9	Latitude and Longitude	Latitude: 19°3'17.25"N Longitude: 73°6'30.50"E					
10	Plot Area (sq. m.)	1,32,318.17 sq.mt.					
11	Deductions (sq. m.)	0.00 sq.mt.					
12	Net Plot area (sq. m.)	1,32,318.17 sq.mt.					
13	Ground coverage (m <sup>2</sup> ) & %	28,189.81 sq.mt. (21%)					
14	FSI Area (sq. m.)	5,27,664.23 sq.mt.					
15	Non-FSI (sq. m.)	84,526.68 sq.mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	6,12,190.91 sq.mt.					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Received Development permission dated 10.10.2022 from CIDCO. Approved total construction built up area (FSI + NON FSI): 6,12,190.91 sq.mt.					
18	Earlier EC details with Total Construction area, if any.	Not Applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not Applicable					
20	<b>Previous EC/ Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification /Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	--	--	--	<b>14 nos. of Buildings</b>	Ground + 23 floors each	69.95	
	--	--	--	<b>Commercial Building</b>	2 Basements + Ground + 23 floors	98.95	
--	--	--	<b>6 nos. of Clusters</b>	2 Basement + Podium	7.05	--	
--	--	--	<b>Community Hall</b>	Ground + 1 <sup>st</sup> Floor	12.35	--	
21	No. of Tenements & Shops	EWS Flats: 11204 Nos. Shops, Offices, Fitness Center/ Creche/ Society Office in each cluster					
22	Total Population	49070 nos.					
23	Total Water Requirements CMD	6246 CMD					
24	Under Ground Tank (UGT) location	Basement					
25	Source of water	CIDCO					
26	STP Capacity & Technology	STP: 6000 KL Technology: Moving Bed Bio Reactor (MBBR)					
27	STP Location	Underground					
28	Sewage Generation CMD & % of sewage discharge in sewer line	5374 CMD Sewage discharge in sewer line: 56%					
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/D)</b>	<b>Treatment/ Disposal</b>			
		Dry waste	30 kg/day	To authorized			

S. No.	Description	Details		
		Wet waste	20 kg/day	recyclers.
		Excavation waste	3,14,126 Cum	Shall be completely reused on site for backfilling and levelling.
		Construction waste	--	Reuse/ recycle and disposal of remaining waste to the authorized landfill site.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	12355 Kg/day	To Authorized recyclers
		Wet waste	8237 Kg/day	Treatment in OWC
		E-waste	233 Kg/month	Shall be stored separately at a common designated location and handed over to Authorized agency for further disposal as per E-waste (Management) Rules, 2016 and as amended in 2018
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq. m.	RG required: 13,231.82 sq.mt. RG provided on ground (mother earth): 8,987.62 sq.mt. RG provided on podium: 4,651.06 sq.mt. <b>Total: 13,638.68 sq.mt.</b>		
		Existing trees on plot: 732 Nos.		
		Number of trees to be planted: 5852 nos.		
		a) In RG area: 2138 nos.		
		b) In Miyawaki Plantation (with area): 3714 nos. of trees (Area = 1363 sq.mt.)		
		Number of trees to be cut: 379 nos.		
		Number of trees to be transplanted: 209 Nos.		
33	Power requirement	<b>During Operation Phase:</b> Connected load (kW): 36.44 MW Maximum demand (kW): 21.44 MW		
34	Energy Efficiency	a) Total Energy saving (%): 20.26% b) Solar energy (%): 5.36%		
35	D.G. set capacity	8 nos. of DG sets of capacity 180 kVA each 6 nos. of DG sets of capacity 200 kVA each 2 nos. of DG sets of capacity 125 kVA each 7 nos. of DG sets of capacity 400 kVA each		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 2033 nos. 2-Wheeler: 9871 nos. Provision of 2976 nos. (25% of 4-wheeler & 2-wheeler)		

S. No.	Description	Details
		of E-charging points.
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of 7 nos. of Rain water harvesting tanks of capacity 1940 KL
38	Project Cost in (Cr.)	Rs. 2029.39 Cr.
39	EMP Cost	<b>Construction Phase:</b> Rs. 1579.06 Lac <b>Operation Phase:</b> Capital cost: Rs. 3320.72 Lacs Operational and Maintenance cost: Rs 460.78 Lacs/ annum
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/ litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 258<sup>th</sup> (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:  
a) Water supply; b) Final CFO NOC; c) Tree NOC.
3. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
4. PP to obtain remarks for proposed construction with respect to High Flood Line of Kasardi river from Water Resources Department.
5. PP to submit detail plan for disposal of excess treated water; PP to reduce discharge of treated water up to 35%.; PP to submit plan/undertaking from concern authority/third party for use of excess treated water.
6. PP to submit plan/details of plantation of balance 3635 nos. of trees & include the cost of same in EMP.
7. PP to shift UGTs of commercial building to first basement such that their top should flush to the ground level.

8. PP to explore to relocate club house away from the proposed STP to avoid nuisance of foul smell to the residents. PP to provide net/sieve over Open to Sky area of STP to avoid mishap.
9. PP to provide adequate mitigation measures as suggested in shadow analysis report & include the cost of same in EMP.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI –527664.23 m<sup>2</sup>, Non FSI-84226.68 m<sup>2</sup>, Total BUA-612190.91m<sup>2</sup>. (Plan approval No.CIDCO/Sr. Arch.(BH-IHP)/BH-IHP-143/ 2022/642, dated-10.10.2022)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use

of aerators or pressure reducing devices or sensor based control.

- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated

effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
  - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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.



*Pravin Darade*

Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

**Signature Not Verified**

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

Member Secretary

Date: 5/18/2023 11:33:41 AM

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

Infrastructure/RED/L.S.I

No:- Format1.0/CAC-CELL/UAN No.0000192217/CE/2405001095

Date: 12/05/2024

To,  
City and Industrial Development  
Corporation of Maharashtra Limited  
(CIDCO),  
Plot No. 1, Sector 40, Village: Navade,  
Taloja Node,  
Taluka: Panvel, District: Raigad



**Sub: Consent to Establish for proposed residential building construction project of CIDCO under PMAY scheme, under RED category.**

**Ref:** Environment Clearance vide No. SIA/MH/INFRA2/416602/2023 dated 18.05.2023.

Your application NO. MPCB-CONSENT-0000192217

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 up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.2029.396 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish for proposed residential building construction project named as City and Industrial Development Corporation of Maharashtra Limited (CIDCO) Pradhan Mantri Awas Yojana (PMAY) Housing Scheme , Plot No. 1, Sector 40, Village: Navade, Taloja Node, Taluka: Panvel, District: Raigad, State: Maharashtra, India.,Panvel, Raigad on Total Plot Area of 1,32,318.17 SqMtrs for construction total BUA of 6,12,190.91 SqMtrs as per EC granted dated 18.05.2023 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	EC dated 18.05.2023	132318.17	612190.91

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	0	NA

<b>Sr No</b>	<b>Description</b>	<b>Permitted</b>	<b>Standards to</b>	<b>Disposal</b>
2.	Domestic effluent	5374	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S1 & S2	DG set (125 kVA X 2 Nos.)	2	As per Schedule -II
S3 & S10	DG set (1805 kVA X 8 Nos.)	8	As per Schedule -II
S11 & S16	DG set (200 kVA X 6 Nos.)	6	As per Schedule -II
S17 & S23	DG set (400 kVA X 7 Nos.)	7	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Dry Waste	12355 Kg/Day	Segregation	Handover to authorized recycler
2	Wet Waste	8237 Kg/Day	OWC (organic waste convertor)	Use as manure
3	STP Sludge	535 Kg/Day	De-watering	Use as manure
4	E-Waste	233 Kg/M	Stored separately in designated area	Handover to authorized recycler

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	5.1 Used or spent oil	500	Ltr/A	Recycle	Handover to authorized recycler

8. **Conditions under E-Waste Management:**

<b>Sr No</b>	<b>Type of Waste</b>	<b>Quantity</b>	<b>UoM</b>	<b>Disposal Path</b>
1	E-waste	233.00	Kg/M	Sale to Authorized recycler.

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- This consent is issued pursuant to the decision of the 12th Consent Appraisal Committee Meeting held on 30.04.2024.
- PP shall install/operate sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.

13. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
14. PP shall install/operate organic waste digester along with composting facility/bio-digester (biogas) for the treatment of wet garbage.
15. PP shall make provision of charging ports for electric vehicles at least 40% of total available parking slots.
16. PP shall comply with the conditions stipulated in Environment Clearance vide No. SIA/MH/INFRA2/416602/2023 dated 18.05.2023.
17. PP shall submit the BG of Rs. 25 lakhs towards pollution control system and compliance of conditions stipulated in EC and Consent to Operate.



*Dinazg*

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Signed by: **Dr. Avinash Dhakne**  
Member Secretary  
For and on behalf of  
**Maharashtra Pollution Control Board**  
ms@mpcb.gov.in  
2024-05-12 21:57:09 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4058772.00	MPCB-DR-24012	25/01/2024	NEFT

**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 updating.

## SCHEDULE-I

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

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **6000 CMD for treatment of domestic effluent of 5374 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	6196.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	

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

## SCHEDULE-II

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

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

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S1 & S2	DG set DG set (125 kVA X 2 Nos.)	Acoustic Enclosure Stack	4.50	Diesel 56 Ltr/Hr	1	SO2	53.76 Kg/Day
S3 & S10	DG set (1805 kVA X 8 Nos.)	Acoustic Enclosure Stack	4.50	Diesel 288 Ltr/Hr	1	SO2	1105.92 Kg/Day
S11 & S16	DG set (200 kVA X 6 Nos.)	Acoustic Enclosure Stack	4.50	Diesel 240 Ltr/Hr	1	SO2	192 Kg/Day
S17 & S23	DG set (400 kVA X 7 Nos.)	Acoustic Enclosure Stack	4.50	Diesel 595 Ltr/Hr	1	SO2	-

- 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.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	2500000	15 days	Towards compliance of consent conditions.	upto C to1stO	upto C to1stO

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

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

#### BG Forfeiture History

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

#### BG Return details

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

### SCHEDULE-IV

#### Conditions during construction phase

<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. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;

4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
- 5 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.
- 6 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).
- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.

- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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**Commencement Certificates**



स्वातंत्र्याचा अमृत महोत्सव



## 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.

CIDCO/Sr.Arch(BP-IHP)/BP-IHP-143/2023/

000188/E-265264

Date: 12 DEC 2023

To,  
Superintending Engineer (Housing-III)  
CIDCO Maharashtra Ltd.,  
2<sup>nd</sup> floor, Tower 10, Belapur Railway Station,  
Navi Mumbai-400614.

**Sub:** Development Permission for proposed Mass Housing Scheme (under PMAY of Govt. of India) comprised of Residential Cum Commercial Buildings on Plot No. – 01, Sector -40, Navade, Taloja, Navi Mumbai.

### Ref:

1. Application for Development permission received on dt. 29.11.2022 & 08.12.2023.
2. Plot Re-Confirmation issued by SP(S), vide CIDCO /PLNG/SP (South)/2022/154/E-144660 Dated- 25.08.2022.
3. Amended Provisional Fire NOC issued by Chief Fire Officer CIDCO vide letter no. - CIDCO/FIRE/HQ/2023/E-257848, Dated- 07/11/2023.

Sir,

With reference to your Application referred at Sr.No.1 the grant of sanction of Building Permission Commencement Certificate under Section 58 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work for the Proposed Mass Housing Scheme (under PMAY of Govt. of India) comprised of Residential Cum Commercial Buildings on Plot No. – 01, Sector -40, Navade, Taloja, Navi Mumbai.

This Mass Housing Scheme is under PMAY of Govt. of India, Development Permission for- Proposed Mass Housing Scheme on Plot No. – 01, Sector -40, Navade, Taloja (under PMAY): - Total Proposed Built Up Area of – 522669.76 Sq. Mt. (Residential BUA of 489704.70 Sq. Mt. + Commercial BUA = 26162.36 Sq. Mt.) With 1 BHK Tenements = 11204 Nos, Shops = 75 Nos.

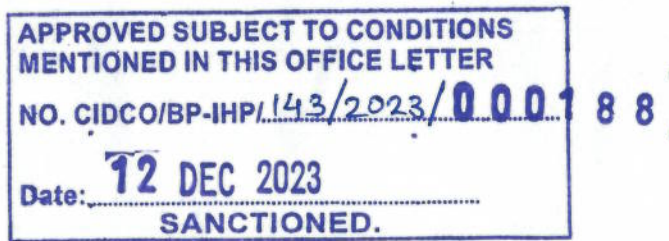
1 BHK type buildings (ED-01A-01B, ED-02A-02B, ED-03A-03B, ED-04A-04B, ED-05A-05B, ED-06A-06B, ED-07, ED-08, ED-09A-09B, ED-10A-10B, ED-11A-11B, ED-12A-12B, ED-13A-13B, ED-14A-14B) Stilt + 23 floors = 14 Nos, Commercial Building=1 Nos, Fitness Centre=06 Nos, Community hall=01 Nos, Total Buildings 22 Nos.

The Commencement Certificate is granted under Section 58 of the MRTP Act, subject to the following conditions:


1. Executive Engineer in-charge/Architect of the project shall ensure the finished road edge level from Executive Engineer (PP-I), CIDCO and further to ensure that the finished plinth level of the proposed buildings/shops/Any other Use to be consider above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.
2. The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction work.

3. You will ensure that the building materials will not be stacked on the road during the construction period.
4. The Applicant/Project Contractor shall take all precautionary measures for prevention of Malaria breeding during the construction period if the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
5. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
6. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
7. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period. Provided that the office-in-charge of the development may apply under intimation to the Planning Authority, for extension of such period; and thereupon the planning Authority extend such period from year to year; but such extended period shall in no case exceeds three years.
8. Licensee shall intimate to the Corporation for completion of development work up to plinth level, at least 7 days before the commencement of the further work.
9. This permission does not entitle you to develop the land which does not vest in you.
10. This Permission is abide with the conditions mentioned in Amended Provisional Fire NOC issued vide letter no. - CIDCO/FIRE/HQ/2023/E-257848, Dated- 07/11/2023.
11. This Permission is abide to notes mentioned in Plot Re-Confirmation issued by SP(S), vide CIDCO /PLNG/SP (South)/2022/154/E-144660 Dated- 25.08.2022.
12. Applicant shall abide with the conditions mentioned in Environmental Clearance.
13. Conditions mentioned in Environment Clearance from the competent authority, Guidelines issued by MPCB vide letter no. MPCB/ID(APC)/TB/B-0236, dtd 03/11/2023 in regard to direction under section 5 of Environment (Protection) Act 1986 shall be abide to the proponent while commencement of construction activity on site.
14. The construction work shall be carried out in accordance with the permission granted.
15. The permission is issued on the basis of the documents submitted by the applicant.
16. The Applicant should ensure to execute the Rain Water Harvesting System within the plot appropriately.
17. Executive Engineer in-charge of the project shall ensure that the recovery towards Construction & Other Workers Welfare Cess charges shall be made from Running Account Bills of the agency executing the subject work and same shall be deposited in the account of Government of Maharashtra directly with a copy of same to this office for record purpose.
18. Submission of Approval/NOC from MSEDCL for size and the location of Electric Sub-station.

Thanking you,



Yours faithfully,

  
 (Sachin Mathankar)  
 Sr. Arch. (BP-IHP) I/C

✓ C.C. TO: Architect Hafeez Contractor,  
 29, Bank Street, Fort, Mumbai, 400023