

# **ENVIRONMENTAL CLEARANCE COMPLIANCE REPORT For June Ending 2023**

**The construction project of City and Industrial Development Corporation of Maharashtra Limited (CIDCO) under Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, located at Plot no. 1, Sector 31, Talaja, Taluka: Parnel, District: Raigad.**

**City and Industrial Development Corporation of Maharashtra Limited.  
(A Government of Maharashtra Undertaking)  
(Regd. Office: 'Nirmal', 2<sup>nd</sup> floor, Nariman Point, Mumbai 400 021;  
Head Office: 'CIDCO' Bhavan, CBD Belapur, Navi Mumbai 400 614)**

**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/CE(NM)/2023/95

**Date :** 06/09/2023

To  
The Director – IA. III  
Ministry of Environment, Forest & Climate Change,  
Regional Office (WCZ),  
Ground Floor, East Wing,  
New Secretariat Building,  
Civil Lines, Nagpur – 440001.

**Sub.: Submission of Half Yearly compliance report for the period up to June'23 for proposed construction project of City and Industrial Development Corporation of Maharashtra Limited (CIDCO) under Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, located at Plot no. 1, Sector 31, Talaja, Taluka: Panvel, District: Raigad.**

**Reference: Environment Clearance No. SIA/MH/MIS/50944/2019, Dated 31-Mar -2020**

Dear Sir,

This has reference to the above referred Environmental Clearance issued to 'The construction project of City and Industrial Development Corporation of Maharashtra Limited (CIDCO) under Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, located at Plot no. 1, Sector 31, Talaja, Taluka: Panvel, District: Raigad'.

We are submitting herewith Half Yearly compliance report up to June 2023. We request you to kindly visit our site and issue us certified copy of the compliance report.

Thanking you,



(R. B. Dhayatkar)  
CHIEF ENGINEER (Navi-Mumbai)  
CIDCO of Maharashtra Limited.

**Project: The construction project of City and Industrial Development Corporation of Maharashtra Limited (CIDCO) under Pradhan Mantri Awas Yojana (PMAY) Housing Scheme, located at Plot no. 1, Sector 31, Taloja, Taluka: Panvel, District: Raigad.**

**----- PROJECT DETAILS -----**

<b>Sr. No</b>	<b>Description</b>	<b>Tender Specifications</b>	<b>Revised Specifications</b>
1	Plot Area	82,214.69 Sq. mt.	82,328.290 Sq. mt.
2	FSI	17,3013.25 Sq. mt	1,74,870.822 Sq. mt
3	Non FSI	13,6228.26 Sq. mt.	1,39,319.927 Sq. mt
4	Total Built-up Area	3,09,241.51 Sq. mt.	3,14,190.749 Sq. mt.
5	Building Configuration	LIG A (Residential) - 11 Buildings: Ground + 24 Floors each LIG A (Residential + Commercial) - 6 Buildings: Ground + 25 Floors LIG B (Residential) - 4 Buildings: Ground + 24 Floors each Commercial - Ground (Double height) Community / Fitness Centre: 2 nos.	<b>LIG A (Residential) - 09</b> Buildings: Ground + 26 Floors each <b>LIG A (Residential + Commercial) - 07</b> Buildings: Ground + 25 Floors. <b>LIG B (Residential) - 04</b> Buildings: Ground + 25 Floors each <b>Commercial - Ground (Double height)</b> Community / Fitness Centre: 1 no. Total Flats: 4004 Nos. Total Shops: 81 Nos.
6	Total Population	16495 nos.	<b>Resi:</b> 16,826 nos. <b>Comm:</b> 784 nos.
7	Water Requirement	2292 KLD	2382.54 KLD
8	Sewage Generation	1915 KLD	1906.32 KLD
9	STP Capacity & Technology	Sewage will be discharged into proposed Nodal STP of capacity 35 MLD at Sector 37, Taloja for treatment.	Nodal STP 35 MLD  SBR Technology
10	RG Area required & provided - Mother Earth & Podium	Required Recreational open space - 12332.20 Sq. mt (15%) Provided Recreational open space - 12510.70 Sq. (15.21%)	1) Required (15%): 12349.244 Sq. mt. 2) Provided: 13,470.34 sq. m

Sr. No	Description	Tender Specifications	Revised Specifications
11	Energy Requirement	Connected load: 15089 KW Demand load: 8943 KW	Connected Load as per MSEDCL approval: 8787.3 KW Maximum Demand as per MSEDCL approval: 7884.5 KW
12	Total Energy Saving	20.49%	21%
13	Energy Saving total by solar	5.20 %	5%
14	No. of DG Sets & Capacities	5 DG sets of capacity 325 kVA each 1 DG set of capacity 200 kVA each 1 DG set of capacity 180 kVA each 9 DG sets of capacity 160 kVA each 9 DG sets of capacity 125 kVA each	3 Nos. X 750 KVA 1 Nos. X 600 KVA
15	Solid Waste Generation	Non-biodegradable waste: 4411 Kg/day Biodegradable waste: 2939 Kg/day	Non-biodegradable waste: 3387.198 Kg/day Biodegradable waste: 2258.132 Kg/day
16	OWC capacities	Area for solid waste management: 300 Sq.mt	Capacity of OWC 800 KG X 3 Nos
17	Parking		
18	2-Wheeler	152 Nos.	126 Nos
19	4-Wheeler	1467 Nos.	1400 Nos.
20	EMP Cost	Construction phase: Set up Cost: 84.34 Lacs Operation phase: Capital cost: 518.01 Lacs; O&M cost: 24.41 Lacs/annum	Construction phase: Set up Cost: 84.34 Lacs Operation phase: Capital cost: 518.01 Lacs; O&M cost: 24.41 Lacs/annum
19	Rain Water Harvesting	Provision of 4 RWH tank of total capacity 630 KL	4 RWH tank of capacity 600 KL
20	No of pits & size of pits	15 nos. of recharge pits Sizes: Each Recharge pit of 2.0 m deep and 1.0 in dia. of pre-cast RCC rings with 6.5" diameter x 25m deep bore well.	15 nos. of recharge pits Sizes: 3 X 3 X 4 M

Sr. No	Description	Tender Specifications	Revised Specifications
21	Details of UG tanks & no. of capacity	Domestic: 1491 KL Flushing: 758 KL Firefighting: 1200 KL	Domestic: 1533.94 KL Flushing: 772.85 KL Firefighting: 800 KL
22	CER	CER plan as per the MoEF & CC circular dated 01/05/2018 Project Cost: Rs. 814.83 Crores Cost for CER: Rs. 8.14 Crores (1.0% of project cost)	Noted and under compliance.

**Half-Yearly Compliance Report for the Environmental Clearance No. SIA/MH/MIS/50944/2019, dated 31.03.2020**

S. No	Environmental Condition	Compliance Status
	<b>Part A- Specific Conditions</b>	
I	PP have provisional NoC, PP to submit the CFO NoC	Noted.
II	PP to submit the sewerage network, water supply, storm water drain NOC from local planning authority,	Noted.
III	PP to incorporate biodiversity mitigation measures suggested in EIA should be incorporated in planning & implement the same.	Noted for compliance.
IV	PP to provide more mitigation measures to reduce the heat island effect.	Noted.
V	PP to obtain tree NoC.	PP has obtained Tree NOC issued by Tree Authority Committee, CIDCO for the project bearing No. CIDCO/Hort/2020/124 SAP-467, dated 01.12.2020 Plantation of the trees in lieu of trees cut shall be ensured.
VI	As agreed, & proposed by PP, PP to provide solar energy saving to minimum 5.14%	Noted for compliance.
VII	The planning authority to ensure that no occupation certificate is given to the Project till surplus discharge from STP of the Project is connected to duly developed and commissioned sewage disposal system of local planning authority.	Noted

S. No	Environmental Condition	Compliance Status
VIII	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. The planning authority to ensure fulfilment of this condition before granting CC.	Sector 31 of Taloja does not fall within the 10 KM radius of Thane creek flamingo sanctuary; hence said NOC is not applicable.
IX	PP to ensure that CER plan gets approved from Municipal Commissioner	Noted for Compliance.
X	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.	As on date all standard conditions mentioned in the referred Memorandum are being complied for Taloja Sector 31.
XI	SEIAA decided to grant EC for FSI:173013.25 m2, non-FSI:136228.26 m2 and Total BUA: 309241.51 m2 (Plan Approval no-LOI/CIDCO/SR ARCH. (BP-IHP)/2019/362, dated-08.08.2019)	Info
<b>PART B – GENERAL CONDITION</b>		
I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted for compliance.
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.	Noted.
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.	NOC from Forestry & Wild Life and National Board for Wild Life are not applicable for Sector 31, Taloja. However, Tree Cutting permission for Sector 31, Taloja is already obtained from Tree Officer vide CIDCO / Hort / 2020 / 124 SAP - 467, dated 01.12.2020
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.	Noted.
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	The Height Clearance NOC of Sector 31 was obtained on 27 <sup>th</sup> May 19. Ref. No: CIDCO/BP/TPO(NM)/184/2019/SAP-367. The height, construction Built Up

S. No	Environmental Condition	Compliance Status
	authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Area (BUA) of Sector 31, Taloja is in accordance with existing / applicable FSI / FAR norms of Urban Local Body. Zoning permissibility has been ensured while obtaining Commencement certificate for the said project.
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.	The Consent for Establishment (CTE) of Sector 31, Taloja was obtained from Maharashtra Pollution Control Board on 5.10.2021 under Air, Water Act. The copy of CTE for Sector 31 is attached herewith.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All adequate Sanitary & Hygienic measures were ensured before start of construction activities and same are in place 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.	All adequate Drinking Water, Sanitary facilities & Mobile Toilets along with disposal of waste measures are being 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.	The solid Wastes bins are provided in Sector 31 to collect generated waste & for its segregation.
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.	Noted.
XI	Arrangement shall be made that waste water and storm water do not get mixed.	Same is being ensured.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Noted and is being complied.
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.	Same is being ensured at project site.

S. No	Environmental Condition	Compliance Status
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.	Noted.
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.	Noted for Compliance.
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.	Presently there is no construction spoils of Sector 31 are disposed off. All precautions are taken to prevent underground contamination.
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.	Presently there is no hazardous waste generation is happening in Sector 31, Taloja.
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.	The DG Sets are used for construction power in Sector 31 which is fueled with Low Sulphur Diesel Type and confirming 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.	Presently, diesel required for operating DG sets is being supplied through tankers as & when required.
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.	All Vehicles hired in Sector 31 is in good condition.
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.	Ambient Noise level is being ensured as per standard conditions issued by MPCB. Test Reports of Air and noise Quality of Sector 31 are attached.
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	All Concrete used in project is designed with Fly Ash content.



S. No	Environmental Condition	Compliance Status
	condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).	
XXIII	Ready mixed concrete must be used in building construction.	Same is being complied.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Same shall be complied.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Same is being complied.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. <sup>3</sup>	Noted for Compliance.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Noted for Compliance.
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.	In Sector 31 no ground water is utilized for construction works.
XXIX	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	Noted for Compliance.
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.	Pressure Reducing Valves are proposed in the P&ID of Plumbing System of Sector 31, Taloja. All Fixture for shower, Toilet Flushing & drinking are with aerators.
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.	Same is being ensured.

S. No	Environmental Condition	Compliance Status
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	Same is being ensured.
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.	Noted for compliance.
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	DG sets, complying with statutory requirements, are proposed in Sector 31.
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.	Same is being ensured.
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.	Same is being ensured.
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.	Noted.

S. No	Environmental Condition	Compliance Status
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The 20 Nos Building are located in Sector 31 keeping wind speed and directions to get benefitted from natural 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.	Regular Review Meeting are conducted to monitor the various measures required to meet the compliance. Sample Test Report is attached
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.	Noted and is being complied.
XLI	Six monthly monitoring reports should be submitted to the regional office MoEF, Bhopal with copy to this department and MPCB.	Noted.
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.	Same shall be ensured.
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.	Same shall be ensured.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Noted
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Same shall be ensured.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	Same shall be ensured.

S. No	Environmental Condition	Compliance Status
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted for compliance.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-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.	Noted.
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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	Complied.
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.	Noted for Compliance.
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.	Same is being complied.
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.	Noted for compliance.

S. No	Environmental Condition	Compliance Status
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.	Noted for compliance.
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.	Noted for compliance.

*R. B. Dhayatkar*  
6/9/2013

(R. B. Dhayatkar)  
CHIEF ENGINEER (Navi-Mumbai)  
CIDCO of Maharashtra Limited.

*R. B. Dhayatkar*



# Maharashtra Pollution Control Board 615bdfb07060564eb165a203

## 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

Infrastructure/RED/  
No:- Format1.0/CAC-CELL/UAN No.0000110798/CE-2110000152

Date: 05/10/2021

To,  
CIDCO - Pradhanmantri Awasth Yojana  
(PMAY), Plot No. 01, Sector-31, Taloja, Tal.  
Panvel, Dist. Raigad.



**Sub: Grant of Consent to Establish for proposed construction of Residential & Commercial Buildings under Pradhan Mantri Awasth Yojana (PMAY) housing scheme.**

- Ref:**
1. Environment Clearance accorded vide No. No. SIA/ MH/ MIS/ 50944/ 2019 dtd. 31.03.2020.
  2. Minutes of Consent Appraisal Committee meeting held on 03, 17 & 20.08.2021.

Your application NO. MPCB-CONSENT-0000110798

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

1. The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs.814.83 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for proposed construction of Residential & Commercial Buildings under Pradhanmantri Awasth Yojana (PMAY) Scheme of M/s CIDCO at plot bearing Plot No. 01, Sector-31, Taloja, Tal. Panvel, Dist. Raigad on total plot area 82,214.69 sq. mtrs. for total construction BUA 3,09,241.51 sq. mtrs. as per Environment Clearance granted dated 31.03.2020 and construction permission issued by Local Body including utilities and services.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr No	Description	Permitted (In CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	2292	As per Schedule - I	60% recycled for secondary purposes and remaining for gardening and/ or connected to the sewerage system provided by local body



Maharashtra Pollution Control Board  
615bdfb07060564eb165a203

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-16	D.G. Sets (5 x 325, 200, 180 & 9 x 160 KVA)	16	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

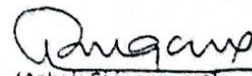
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	2939 Kg/Day	OWC followed by Composting	Used as manure
2	Non-Biodegradable waste	4411 Kg/Day	Segregation	Auth. Vendor/ Local Body
3	STP Sludge	200 Kg/Day	Drying	Used as manure

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 As Actual	Ltr/A	Recycle	Auth. Party/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.
- PP shall send 1915 CMD domestic effluent to Nodal STP of 32 MLD at Sect-37, Taloja for the treatment to achieve standard for the parameter BOD - 10 mg/lit including disinfection facility for treated sewage.
- PP shall make piping arrangements for recycling 60% of treated domestic effluent for secondary purposes such as toilet flushing, air-conditioning, cooling tower make up, firefighting etc. with water metering system.
- PP shall provide Organic waste digester along with composting facility/ bio-digester (biogas) for the treatment of wet garbage and compost obtained shall be utilized as manure for gardening in it's own premise.
- PP shall make provision of charging ports for electric vehicles at least 10% of total available parking slots.
- PP shall comply with the conditions stipulated in Environment Clearance dtd. 31.03.2020.
- PP shall submit Bank Guarantee of Rs. 25 Lakh towards compliance of conditions stipulated in Environment Clearance and Consent to Establish.
- PP/ Society & CIDCO shall be jointly and severally responsible for operation and maintenance of the 32 MLD Nodal STP at Sect-37, Taloja. In case, if JVS analysis result of treated sewage exceeds Consented limits then both PP/ Society & CIDCO will be held equally responsible and will be liable for Legal action under the provisions of the Environmental Laws.

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary



Maharashtra Pollution Control Board  
615bdfb07060564eb165a203

c/7

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1629660.00	MPCB-DR-5677	04/05/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad I  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for 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 1915 CMD domestic effluent to CIDCO's proposed 32 MLD MBBR technology based Nodal STP at Sector 37, Talaja 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	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. with water metering system 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	2292.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



**SCHEDULE-II**

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-16	D.G. Sets (5 x 325, 200, 180 & 9 x 160 KVA)	Acoustic Enclosure followed by Stack of height as per CPCB Norms	3	Diesel	725 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm <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/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	31.08.2026	31.12.2026



Maharashtra Pollution Control Board  
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Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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\*\* 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**

Sr. No.	Consent (C2E/C2O/C2R)	Amount of BG Imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
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NA

**BG Return details**

Sr. No.	Consent (C2E/C2O/C2R)	BG Imposed	Purpose of BG	Amount of BG Returned
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NA

**SCHEDULE-IV**

**Conditions during construction phase**

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

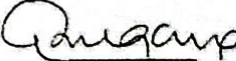
**General Conditions:**

- 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.
- 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).
- 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.
- 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.
- Conditions for D.G. Set
  - Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.



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

For and on behalf of the  
Maharashtra Pollution Control Board.

  
(Ashok Shingare IAS),  
Member Secretary



Maharashtra Pollution Control Board  
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**PUBLIC NOTICE**  
**CIDCO PMAY Housing**  
**ENVIRONMENT CLEARANCE**

The State Environment Impact Assessment Authority (SEIAA), Maharashtra has accorded Environment Clearance (EC) for CIDCO's Residential cum Commercial housing complex under PMAY Scheme, Package-I vide No. **SIA/MH/MIS/50944/2019** dated **31.03.2020** for - Pradhan Mantri Awas Yojana (PMAY) housing scheme at Plot No.01, Sector-31, Taloja, Taluka-Panvel, District-Raigad.

The copy of environment Clearance is available for reference with Maharashtra State Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

The State Environment Impact Assessment Authority (SEIAA) has accorded the environment clearance for the said project under the provisions of EIA Notification, 2006.

**Superintending Engineer**  
**(Housing-II)**

बुधवार, दि. १४ जून २०२३

# सामना



**सिडको**  
शहरांचे शिल्पकार

## सार्वजनिक सूचना

सिडको प्रधानमंत्री आवास योजना  
पर्यावरण मंजूरी

'राज्यस्तरीय पर्यावरण आघात मुल्यांकन प्राधिकरण, महाराष्ट्र राज्य' (SEIAA) यांनी 'भूखंड क्रमांक ०१, सेक्टर-३१, तळोजा, तालुका-पनवेल, जिल्हा-रायगड,' येथील शहर आणि औद्योगिक विकास महामंडळ, महाराष्ट्र, द्वारा प्रधानमंत्री आवास योजने अंतर्गत - निवासी तथा वाणिज्य गृहनिर्माण संकुलासाठी, दिनांक ३१.०३.२०२० रोजीच्या पर्यावरण मंजूरी क्रमांक **SIA/MH/MIS/५०९४४/२०१९**, अन्वये पर्यावरणविषयक मंजूरी दिलेली आहे.

सदर पर्यावरणीय मंजूरीच्या प्रती 'महाराष्ट्र प्रदूषण नियंत्रण महामंडळ,' यांच्याकडे अवलोकनार्थ उपलब्ध असून, सदर प्रती <http://parivesh.nic.in> या संकेतस्थळावर देखील पाहता येतील.

'राज्यस्तरीय पर्यावरण आघात मुल्यांकन प्राधिकरण, महाराष्ट्र राज्य' (SEIAA) यांनी 'पर्यावरण आघात मुल्यांकन अधिसूचना, २००६,' च्या तरतुदीनुसार सदर प्रकल्पास पर्यावरणीय मंजूरी दिलेली आहे.

अधिकक्षक अभियंता  
(गृहनिर्माण-२)

CIN - U99999 MH 1970 SGC-014574

[www.cidco.maharashtra.gov.in](http://www.cidco.maharashtra.gov.in)

सिडको/जनसंपर्क/१४५/२०२३-२४