## Consent

**From:** Consent
**Sent:** Monday, July 1, 2024 10:57 AM
**To:** 'srothane1@mpcb.gov.in'
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of October, 2023 - March, 2024 for the Residential cum commercial Project of "Jai Bhavani CHS Ltd." village Panchpakhadi, Dist. Thane by M/s. Heer Realty.
**Attachments:** PMR_Heer Realty Ventures-Jai Bhavani_Oct,23-Mar,24.pdf

To,
**The SRO THANE-I,**
**M.P.C.Board,**
**Thane.**
**Maharashtra**

Subject: **Submission of Half Yearly Post Monitoring Report for the period of October, 2023 - March, 2024 for the Residential cum commercial Project of "Jai Bhavani CHS Ltd." SRA scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane by M/s. Heer Realty.**

Reference: **Clearance letter no. SIA/MH/MIS/170212/2020 dated 10.05.2021.**
**Clearance letter no. SEAC-2013/CR-293/TC-1 dated 04.09.2014.**

Dear Sir,
This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,
Yours truly,
**M/s. Heer Realty Ventures Pvt. Ltd.**

C.C. to: 1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai

enviro

**Thanks & Regards**

***Dwirukti Poddar***
**M/s. Enviro Analysts and Engineers Private Limited.**
**B-1003,Enviro House,10th floor.**
**Western Edge-II,W.E Highway.**
**Borivali(E),Mumbai-400066**
**Mobile No: 9322086202**
**Tel No:91-22 2854 1647/48/49/67/68**
**Email: consent@eaepl.com / d.poddar@eaepl.com**
**"File this email in an email folder and save a tree."**

## Consent

**From:** Consent
**Sent:** Monday, July 1, 2024 10:57 AM
**To:** eccompliance-mh@gov.in
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of October, 2023 - March, 2024 for the Residential cum commercial Project of "Jai Bhavani CHS Ltd." village Panchpakhadi, Dist. Thane by M/s. Heer Realty.
**Attachments:** PMR_Heer Realty Ventures-Jai Bhavani_Oct,23-Mar,24.pdf

To,
**The Director**
**Ministry of Environment, Forests & Climate Change,**
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
**Nagpur - 440001.**
**Maharashtra.**

Subject: **Submission of Half Yearly Post Monitoring Report for the period of October, 2023 - March, 2024 for the Residential cum commercial Project of "Jai Bhavani CHS Ltd." SRA scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane by M/s. Heer Realty.**

Reference: **Clearance letter no. SIA/MH/MIS/170212/2020 dated 10.05.2021.**
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C.C TO : 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.

**Thanks & Regards**
***Dwirukti Poddar***
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**Mobile No: 9322086202**
**Tel No:91-22 2854 1647/48/49/67/68**
**Email: consent@eaepl.com / d.poddar@eaepl.com**
**"File this email in an email folder and save a tree."**

HEER REALTY
VALUE FOR LIFE

**Heer Realty Ventures Private Limited**

Contact No. - 8828318454 / 8828308113 Email - tct.info@heerrealty.in

CIN : U45402MH2018PTC305587

Date: 02.04.2024

To,
**The Director**
**Ministry of Environment, Forests & Climate Change,**
Regional Office, West Central Zone,0
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
**Nagpur - 440001.**
**Maharashtra.**

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2023 - March, 2024 for the Residential cum commercial Project of "Jai Bhavani CHS Ltd." SRA scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane by M/s. Heer Realty.

Reference: Clearance letter no. SIA/MH/MIS/170212/2020 dated 10.05.2021.
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Thanking you,

Yours truly,
**M/s. Heer Realty Ventures Pvt. Ltd.**

HEER REALTY VENTURES PRIVATE LIMITED THANE

**Dharam C Kataria**
**Managing Director**
**DIN No. 07940053**

C.C TO :
1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.

HEER REALTY
VALUE FOR LIFE

**Heer Realty Ventures Private Limited**

Contact No. - 8828318454 / 8828308113 Email - tct.info@heerrealty.in

CIN : U45402MH2018PTC305587

Date: 02.04.2024

To,
**The Director**
**Ministry of Environment, Forests & Climate Change,**
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
**Nagpur - 440001.**
**Maharashtra.**

Subject: Present status of Project work for the period of October, 2023 - March, 2024.

Reference: Clearance letter no. SIA/MH/MIS/170212/2020 dated 10.05.2021.
Clearance letter no. SEAC-2013/CR-293/TC-1 dated 04.09.2014.

Dear Sir,
This is with reference to the above subject, our Residential cum commercial Project of "Jai Bhavani CHS Ltd." SRD scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane.

The present project status at site is as follows:

| Wings | Floors Approved | Status Completed |
|---|---|---|
| Sale Component, Commercial Building | 34 | 21 |
| Rehab Building | 24 | 24 |

Thanking you,

Yours truly,
**M/s. Heer Realty Ventures Pvt. Ltd.**

HEER REALITY VENTURES PRIVATE LIMITED THANE

**Dharam C Kataria**
**Managing Director**
**DIN No. 07940053**

# DATA

# SHEET

Developer

**M/s. Heer Realty Ventures Pvt. Ltd. formerly known as**

**M/s. Aanand Developers and Builders.**

**S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane.**

# MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests

Regional Office, West Central Zone, Nagpur.

Monitoring Report

## PART – I

## DATA SHEET

| | | |
|---|---|---|
| 1. | Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify) | Residential cum commercial SRA project |
| 2. | Name of the project | Jai Bhavani CHS Ltd. |
| 3. | Clearance letter (s) / OM/ no and date: | File No : SIA/MH/MIS/170212/2020 dtd 10.05.2021<br>File No. : SEAC-2013/CR-293/TC-1 dtd. 04.09.2014. |
| 4. | Location | S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane. |
| a. | District (s) | Thane. |
| b. | State (s) | Maharashtra. |
| 5. | Address for correspondence | |
| a. | Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers) | Mr. Arokia Swamy.<br>Shop no. 22, Sai Tirth Tower CHS Ltd., Thane (East),400603.<br>Tel. 25324422. |
| b. | Address of Executive Project Engineer /Manager (with pin code / fax number) | Mr. Naresh Dusija.<br>Shop no. 22, Sai Tirth Tower CHS Ltd., Thane (East),400603.<br>Tel. 25324422. |
| 6. | Salient features | |

<table>
<tr><td>a.</td><td>of the project</td><td>Total Plot Area:6921.90 sq.m.<br>FSI Area: 20,328.43 sq.m.<br>Non FSI Area: 20,419.14 sq.m.<br>Total Built – Up Area: 40,747.57 sq.m.<br><u>Building configuration:</u><table><tr><td>Building Details</td><td>Configuration</td></tr><tr><td>Sale Building wing A (Commercial)</td><td>Ground (part)+ 21 + 22nd (Part) Floors</td></tr><tr><td>Sale Building wing A (Parking Tower)</td><td>Ground + 11 Floors</td></tr><tr><td>Rehab Building</td><td>Ground + 23 + 24th (Part) Floor</td></tr></table></td></tr>
<tr><td>b.</td><td>of the environmental management plans</td><td>1. <u>Sewage Treatment Plant:</u><br>2 Nos. Sewage Treatment Plants with total capacity of 280 KLD (Sale: 80 KLD, Rehab: 200 KLD) will be provided for treating the wastewater.<br>2. <u>Water Management:</u><br>Rain Water Harvesting shall be provided to recharge the ground water table.<br>3. <u>Solid Waste Management:</u><br>• Dry waste: To be manage through recyclers.<br>• Wet waste: To be processed in OWC; manure To be used for landscaping.<br>• STP Sludge (Dry sludge) - Used as manure.</td></tr>
<tr><td>7.</td><td colspan="2">Break Up Of the project Area</td></tr>
<tr><td>a.</td><td>Submerge area : forest & :non-forest</td><td>Non Forest</td></tr>
<tr><td>b.</td><td>Others</td><td>Total Plot Area:6921.90 sq.m.<br>FSI Area: 20,328.43 sq.m.<br>Non FSI Area: 20,419.14 sq.m.<br>Total Built – Up Area: 40,747.57 sq.m.</td></tr>
</table>

<table>
<tr><td>8.</td><td>Break up of the project affected:<br>population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan</td><td>Not Applicable.</td></tr>
<tr><td>a.</td><td>SC, ST / Adivasis</td><td>---</td></tr>
<tr><td>b.</td><td>Others</td><td>---</td></tr>
<tr><td></td><td>(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)</td><td></td></tr>
<tr><td>9.</td><td colspan="2">Financial details</td></tr>
<tr><td>a.</td><td>Project cost as originally planned and subsequent revised estimates and the year of price reference</td><td>Total cost: Rs. 72 Crores.</td></tr>
<tr><td>b.</td><td>Allocation made for environmental management plans with item wise and year wise break-up</td><td>EMP Cost:
<table>
<tr><th>Method Adopted</th><th>Setting-Up cost (Rs. in lakhs)</th><th>O & M cost (Rs. in Lakhs)</th></tr>
<tr><td>RWH</td><td>29</td><td>1.5</td></tr>
<tr><td>Solid Waste Management</td><td>9</td><td>3</td></tr>
<tr><td>STP</td><td>61</td><td>15</td></tr>
<tr><td>Solar Energy System</td><td>26</td><td>3</td></tr>
<tr><td>Landscape</td><td>12</td><td>1.5</td></tr>
<tr><td>Total</td><td>137</td><td>24</td></tr>
</table></td></tr>
<tr><td>c.</td><td>Benefit cost ratio/ Internal rate of return and the year of assessment</td><td>---</td></tr>
<tr><td>d.</td><td>Whether (c) includes the cost of environmental management as shown in the above</td><td>---</td></tr>
<tr><td>e.</td><td>Actual expenditure incurred on the project so far</td><td>Rs. 60,39,45,503</td></tr>
</table>

| | | |
|---|---|---|
| f. | Actual expenditure incurred on the environmental management plans so far | NIL |
| 10. | Forest land required | |
| a. | The status of approval for diversion of forest land for non-forestry use | The land is of non-forest type hence not applicable. |
| b. | The status of clearing and felling | R.G. Area Provided: 1,496.40 Sq. m.<br>A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. There will be tree plantation of about 79 Nos. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area. |
| c. | The status of compensatory afforestation, if any | --- |
| d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | N.A. |
| 11. | The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information | N.A. |
| 12. | Status of construction | |
| a. | Date of commencement (Actual and/or planned) | May,2017. |
| b. | Date of completion (Actual and/ of planned) | December,2025. |
| 13. | Reasons for the delay if the project is yet to start | --- |
| 14. | Dates of site visits | |
| a. | The date on which the project was monitored by the regional office on previous occasions, if any | Not yet monitored. |
| b. | Date of site visit for this monitoring | 12.12.2023; 14.03.2024 |

| | | |
|---|---|---|
| | report | |
| 15. | Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits | File No : SIA/MH/MIS/170212/2020 dtd 10.05.2021<br>File No.: SEAC-2013/CR-293/TC-1 dtd. 04.09.2014.<br>M/s. Heer Realty Ventures Pvt. Ltd. formerly known as M/s. Aanand Developers and Builders.<br>Shop no. 22, Sai Tirth Tower CHS Ltd., Thane (East),400603.<br>Tel. 25324422. |
| | (The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently) | |

# COMPLIANCE

# REPORT

Developer

**M/s. Heer Realty Ventures Pvt. Ltd. formerly known as**

**M/s. Aanand Developers and Builders.**

S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane.

# COMPLIANCE REPORT

## TERMS & CONDITIONS

| | | |
|---|---|---|
| 1. | PP to ensure that STP to be kept open minimum up to 40%. PP to ensure that RG on mother earth should not be reduced in comparison with earlier EC granted to the project. | RG on Ground as per Earlier EC is 860.75 sqm. As per our new proposed expansion. RG on ground will be 943.68 sqm. This is Further bifurcated Green RG on Ground 584.40 sqm and Paved RG on Ground as 359.28 sqm.<br>However our Total RG due to the Project is 1776.40 sqm |
| 2. | PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures. PP to ensure that the energy savings from renewable sources shall be minimum 5%. | For this project, we usesanitary CP fixtures of Low flow devices which includes toilet flushing Units, Shower heads, Faucets, taps etc. and that will reduce water consumption by atleast 20 % when compared to conventional fixtures.Due to use of LFD, water consumption will be reduced to 255 KLD. We give undertaking for the same. |
| 3. | PP to submit architect certificate stating Full potential of the plot including Vertical expansion. PP also to submit architect certificate regarding the construction carried out vis a vis EC granted to the project | Condition is noted.<br>Architect Certificate stating Full Potential of the Plot is attached. |
| 4. | PP to ensure that at least 40% of four wheeler parking's and Two wheeler parking's should be provided with electric Charging Facilities. | PP have proposed 40 % for wheeler parking with electric Charging Facilities. Parking Plan for Charging Facilities for 2 Wheelers is attached herewith.. |
| 5. | PP to submit Certified Compliance copy of Regional office ofMoefCC, ofearlier EC granted. | Application to Regional Office has been done. Details of the same is attached. |

| | | |
|---|---|---|
| 6. | PP to obtain NOC from Forest Department as the proposed site is withindefault Eco sensitive zone of Thane flamingo Sanctuary. | Distance of the Project Site from Thane Flamingo Sanctuary Boundary is 5.6 kms. We will obtain NOC from Forest Department NOC from Forest Department by following due procedure |
| | <u>SEIAA Specific Condition -</u> | |
| 7. | PP to achieve at least 5% of total energy requirement from solar/other renewable sources. | Condition Noted. |
| 8. | 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. | Yes, we received the EC for |
| 9. | SEIAA after deliberation decided to grant Environment Clearance for- FSI- 20,328.43 m2, Non FSI- 20,419.14 m2, Total BUA- 40,747.57 m2 (Plan Approval-, SRA/ENG/2006/66, dated 24.02.2020 ) | Yes, we received the EC for FSI- 20,328.43 m2, Non FSI- 20,419.14 m2, Total BUA- 40,747.57 m2 |

<u>General Conditions for Construction Phase:</u> -

| | | |
|---|---|---|
| 1. | 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 waste generated shall be properly collected and segregated and also being stored separately in two bin system.<br>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.<br>Non-biodegradable Waste shall be managed through recyclers. |
| 2. | 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. | All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal. |

| | | |
|---|---|---|
| 3. | Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.. | Used oil will be disposed through Authorized vendor of MPCB. |
| 4. | 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 | Adequate drinking water facility is provided for the workers at the site during construction phase.<br>Toilets are provided for construction workers.<br>Bins have been provided to dispose the municipal solid waste generated from labour camps. |
| 5. | Arrangement shall be made that waste water and storm water do not get mixed. | Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Strom water drain shall be in covered drain system and will be connected to municipal drain |
| 6. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | Ready mix concrete is used to reduce water demand during construction. |
| 7. | The ground water level and its quality should be monitored regularly in consultation with Ground water Authority | There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith. |
| 8. | Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.. | We are not drawing any water from ground. We are using only Tanker water for construction from TMC. |
| 9. | 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. | Adequate measures will be taken into consideration to minimize the wastage of water. |
| 10. | The Energy Conservation Building Code shall be strictly adhered to | Condition noted. |
| 11. | The diesel required for operating DG sets shall be stored in underground tanks and if required. Clearance from concern authority shall be taken. | The diesel required for the operation phase will be stored as per the provision of petroleum act. |

| | | |
|---|---|---|
| 12. | 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. | The PUC checked/authorized vehicles will be allowed on the site for transfer of material. |
| 13. | 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. | Following care are taken regarding noise levels with conformation to the residential area.<br>1. Earth moving equipment's creating less Noise pollution will be used.<br>2. Noise shields near the heavy construction operations are provided.<br>3. Construction activities are limited to daytime hours only.<br>4. Site is barricaded from all sides.<br>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.<br>The monitoring of ambient air quality and noise quality is done as per the determined frequency & reports of same are enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority. |
| 14. | Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August. 2003. (The above condition is applicable only if the project site is located within the 1OOKm of Thermal Power Stations). | Yes, Ready mixed concrete added with fly ash will be used in the construction. |
| 15. | Ready mixed concrete must be used in building construction. | Yes, Ready mixed concrete added with fly ash will be used in the construction. |
| 16. | The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of tire lighting equipment's etc. as per National Building Code including measures from lighting. | The NBC and other norms for the safety of the building are being followed. |
| 17. | Storm water control and its re-use as per CGWB and BIS standards for various applications. | Rainwater from terraces and other open area will be diverted to recharge pits for ground water recharge. The system shall be laid at |

| | | |
|---|---|---|
| | | appropriate time.<br>Nos. of RWH tank: 2 Nos. (1 for Sale and 1 for Rehab).<br>Capacity of RWH Tank: Sale: 45 cum. & Rehab: 43 cum. |
| 18. | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred. | Yes, Ready mixed concrete added with fly ash will be used in the construction. |
| 19. | The ground water level and its quality should be monitored regularly in consultation with Ground water Authority. | There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith. |
| 20. | 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 Ministry before the project is commissioned for operation. Discharge of this unused treated affluent if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. | 2 Nos. of STP's with total capacity of 280 KLD (Sale: 200 KLD, Rehab: 80 KLD) has been proposed. Construction and installation of STP shall be carried out by expert consultant.<br>Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.<br>After the satisfactory completion of the work the installation will be get certified from independent expert and report in this regard will be submitted to the Ministry before the project is commissioned for operation. |
| 21. | Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB. | No occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB. |
| 22. | Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project | We are not drawing any water from ground. We will use only Tanker water for construction. |
| 23. | Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water. | Yes, water will be separated by the use of dual plumbing line. |
| 24. | 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. | Adequate measures will be taken into consideration to minimize the wastage of water. |
| 25. | Use of glass may be reduced up to 40% to reduce | Glazing area will be maintained below 40% of |

| | | |
|---|---|---|
| | the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows. | the façade area for the residential buildings. |
| 26. | Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement. | • Roof insulation 50 mm expanded polystyrene or equivalent insulation.<br>• Heat reflective double glazed glass provided on external façade for the residential buildings. |
| 27. | Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights. Common solar water heaters system. Project proponent should install, after checking feasibility. Solar plus hybrid non-conventional energy source as source of energy. | A separate energy conservation report attached with this report. |
| 28. | 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. | • D.G. sets will be provided as back up for alternative electrical supply to Residential & Commercial buildings.<br>• 2 Nos. of 1200 KVA for sale & 1 Nos. of 320 KVA for rehab D.G. sets are proposed with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms. |
| 29. | Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations. | Noise level monitoring is carried out regularly. The noise levels measures are within the prescribed limits for day and night time.<br>Monitoring report of noise levels attached. |
| 30. | 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 | • This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during |

| | | |
|---|---|---|
| | utilized. | construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the "air control and management section".<br>• Anti-honking sign boards will be placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.<br>• Width of all internal roads: Min. 6 m<br>• Parking Details:<br>2 W : 542 nos.<br>4 W: 240 nos. |
| 31. | Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement. | Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement. |
| 32. | The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation. | The building has adequate distance to allow movement of fresh air and natural light, Ventilation. |
| 33. | 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 supervision done by our site engineer to take care of the construction activity and of the surroundings. |
| 34. | Under the provisions of Environment (Protection) Act. 1986. Legal action shall he initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance. | Environmental Clearance is already obtained. EC received date<br>• 10th May,2021(SIA/MH/MIS/170212/2020) for the total construction area 40,747.57 sq.m<br>• 4th September, 2014 (SEAC-2013/CR-293/TC-1) for the total construction area 35,149.99 sq.m |

| | | |
|---|---|---|
| 35. | Six monthly monitoring reports should be submitted to the Regional office MoEF, with copy to this department and MPCB. | We are submitting herewith six monthly reports to Environment Department, Mantralaya & MPCB. |
| 36. | A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB. | Complete set of all the documents submitted to the MPCB. |
| 37. | In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department. | Condition is noted. |
| 38. | A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards. | Separate environment management cell with qualified staff is formed and implementing the same. |

<table>
<tr>
<td>39.</td>
<td>Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.</td>
<td>EMP cost has been worked out and allocated for all air pollution devices and other facilities.<br>EMP cost:
<table>
<tr><th>Method Adopted</th><th>Setting-Up cost (Rs. in lakhs)</th><th>O & M cost (Rs. in Lakhs)</th></tr>
<tr><td>RWH</td><td>29</td><td>1.5</td></tr>
<tr><td>Solid Waste Management</td><td>9</td><td>3</td></tr>
<tr><td>STP</td><td>61</td><td>15</td></tr>
<tr><td>Solar Energy System</td><td>26</td><td>3</td></tr>
<tr><td>Landscape</td><td>12</td><td>1.5</td></tr>
<tr><td>Total</td><td>137</td><td>24</td></tr>
</table>
</td>
</tr>
<tr>
<td>40.</td>
<td>The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.</td>
<td>Condition is noted and Agreeable to the same.</td>
</tr>
<tr>
<td>41.</td>
<td>Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.</td>
<td>We are submitting herewith six monthly reports to Environment Department, Mantralaya & MPCB.</td>
</tr>
<tr>
<td>42.</td>
<td>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.</td>
<td>Yes, we noted the condition & agreeable to the same.</td>
</tr>
</table>

| | | |
|---|---|---|
| 43. | 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 mainly; SPM, RSPM, $SO_2$, NOx (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. | Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report. |
| 44. | 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 email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. | We are submitting herewith six monthly reports to Environment Department, Mantralaya & MPCB. |
| 45. | 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. | Condition is noted. |
| 46. | 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 docs not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act. | Condition is noted. |

| | | |
|---|---|---|
| 47. | 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. | Yes, we noted the condition & agreeable to the same. |
| 48. | The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason. | Yes, we noted the condition & agreeable to the same. |
| 49. | **Validity of Environmental Clearance:** The environmental clearance accorded shall be valid for the period of 5 years. | The Ec received File no. SIA/MH/MIS/170212/2020 dtd. 10.05.2021. As per the circular dated 29th April 2015 the validity of this EC will be 7 years from 04.09.2014. |
| 50. | In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any. | Yes, we noted the condition and agreeable to the same. |
| 51. | 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. | Yes, we noted the condition and agreeable to the same. |
| 52. | Any appeal against this environmental clearance shall lie with the National Green Tribunal, Van Vigyan Bhawan, Sec- 5. R.K. Puram, New Delhi - 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010. | Yes, we noted the condition & agreeable to the same. |

# ENERGY

# CONSERVATION

# MEASURES

Developer

**M/s. Heer Realty Ventures Pvt. Ltd. formerly known as**

**M/s. Aanand Developers and Builders.**

S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane.

# ENERGY CONSERVATION MEASURES

## ENERGY CONSERVATION MEASURES:

### For Sale Building:

| Sr. No. | Items | Total Electrical Demand Conventional case (kw) | Electrical Demand after using Energy saving measures (kw) | Units saved (kw) | % Energy saving |
|---|---|---|---|---|---|
| | Energy Saving Parameters | | | | |
| 1. | Road/Landscape- 60% Solar Lighting | 2 | 1 | 1 | 60% |
| 2. | LED lights – Lobby & staircase | 16 | 12 | 4 | 25% |
| 3. | Lobby & staircase LED lights -60% Solar | 8 | 3 | 5 | 60% |
| 4. | Lifts -with VFD & Regenerative Type | 30 | 21 | 9 | 30% |
| 5. | Solar Hot Water system | 300 | 255 | 45 | 15% |
| | Conventional Loads | | | | |
| 6. | Plumbing System Load | 2 | 1 | 1 | |
| 7. | OWC | 16 | 12 | 4 | |
| 8. | STP | 8 | 3 | 5 | |
| 9. | FF Plant Room Ventilation | 30 | 21 | 9 | |
| 10. | Sub-station Room Ventilation | 300 | 255 | 45 | |
| 11. | Flats | 2 | 1 | 1 | |
| 12. | Car Lifts | 16 | 12 | 4 | |
| 13. | Fitness centre | 8 | 3 | 5 | |
| 14. | Shops and society oflices | 30 | 21 | 9 | |
| | Total | 300 | 255 | 45 | |

| | |
|---|---|
| Overall Saving for the Project | 5% |
| Total Units saved based on Unit Consumption (Kw) | 64 |
| Total Units saved based on working hours (Kw/day) | 236 |
| Total Units saved annually (kwh/Yr) | 86,045 |

### For Rehab Building:

| Sr. No. | Items | Total Electrical Demand- Conventional case (kw) | Electrical demand after using Energy saving measures (kw) | Units saved (kw) | % Energy saving |
|---|---|---|---|---|---|
| | Energy Saving Parameters | | | | |
| 1. | Road/Landscape- 60% Solar Lighting | 1.2 | 0.5 | 0.7 | 60% |

| | | | | | |
|---|---|---|---|---|---|
| 2. | Parking T-5 Lights | 1.1 | 0.8 | 0.3 | 25% |
| 3. | Lobby & staircase LED lights -60% Solar | 10 | 4 | 6 | 60% |
| 4. | Lifts -with VFD & Regenerative Type | 30 | 21 | 9 | 30% |
| 5. | Solar Hot Water system | 548 | 466 | 82 | 15% |
| | Conventional Loads | | | | |
| 6. | Plumbing System Load | 34 | 34 | | |
| 7. | OWC | 7 | 7 | | |
| 8. | STP | 11 | 11 | | |
| 9. | FF Plant Room | 4 | 4 | | |
| 10. | Flats | 2740 | 2740 | | |
| 11. | Balwadi & others | 18 | 18 | | |
| | Total | 3404 | 3306 | 98 | |

| | |
|---|---|
| Overall Saving for the Project | 3% |
| Total Units saved based on Unit Consumption (Kw) | 98 |
| Total Units saved based on working hours (Kw/day) | 273 |
| Total Units saved annually (kwh/Yr) | 99,588 |

**Compliance of the ECBC guidelines:**

| Compliance with Energy Conservation Building Code | | | |
|---|---|---|---|
| Sr. No. | Section No. | Requirement | Compliance Met By |
| 1. | 6.2.1 | Solar water heating for minimum 20% design capacity | Total hot water requirement met through Centralized solar system. |
| 2. | 7.2.1.4 | Exterior lighting to be within specified limits | 1) 60% lighting including for Road Landscape & garden shall be kept on solar system.<br>2) Also other Lights provided on Energy saving luminaries like LED instead of metal halide lamps.<br>3) Provided with Time switch to be kept operational only during night mode |
| 3. | 7.3 | Interior lighting power to be with in specified limits | 1) For Parking/staircases the lighting power Density shall be 0.2 W/sqft by using T5 lights instead of T5.<br>2) For Lobby, use of LED would ensure power density of less than 1.3 w/sq.ft |
| 4. | 8.2.2 | Energy efficient motors | 1) All Lifts, shall run on VFD drives which results in 5-l 0% energy saving. Compliance as per IS 12615.<br>2) All motors shall be of class I category that would give better efficiency & less losses |
| 5. | | Lifts with Regenerative system | Using Regenerative Type Lift system that would result in 20% energy saving compared to conventional lifts. |

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CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TC-11189

# Ambient Air Quality Monitoring Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/A/12/23/01813** | | | **Report Date - 20.12.2023** |
| **ULR Number: TC1118923000001534F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference –** VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Ambient Air | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/A/12/23/01813 (Near Main Gate of Site) | **Sample quantity and packing** | $PM_{10}$ = 1 * 1 No. Filter paper.<br>$PM_{2.5}$ = 1 * 1 No. Filter paper.<br>$SO_2$ = 30ml * 2 No. PVC bottle.<br>$NO_2$ = 30ml * 2 No. PVC bottle. |
| | | **Sample Preservation** | Cool -Transported and stored at 5 °C (± 1°C). |
| **Date of Sampling** | 12.12.2023 | **Date of Receipt** | 13.12.2023 |
| **Sampling Procedure** | EAEPL/LAB/SOP/01 | | |
| **Period of Analysis** | 13.12.2023 to 14.12.2023 | | |
| **Report for the month** | December, 2023 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| **Environmental Conditions** | | |
|---|---|---|
| **Ambient Air Temperature (°C)** | **Relative Humidity (%)** | **Duration of Monitoring** |
| 28°C | 60% | 8 Hours |

**RESULTS**

| Tests Parameter | Results | NAAQS LIMITS | METHOD |
|---|---|---|---|
| *Particulate Matter ($PM_{10}$)* | 82.63 | 100 µg/m³ | IS 5182 (Part 23) 2006 Reaffirmed 2022 |
| *Particulate Matter ($PM_{2.5}$)* | 42.49 | 60 µg/m³ | IS 5182 (Part 24) 2019 |
| *Sulphur Dioxide ($SO_2$)* | 22.02 | 80 µg/m³ | IS 5182 Part 2 (2001) Sec 1:2023 |
| *Nitrogen Dioxide ($NO_2$)* | 24.21 | 80 µg/m³ | IS 5182 Part 6 (2006) Reaffirmed 2022 |

**Remark:** All the measured values are within NAAQS limits.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Netra Pawar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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----------End of Report----------

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Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Ambient Noise Level Monitoring Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/N/12/23/01814** | | | **Report Date - 20.12.2023** |
| **ULR Number: TC1118923000001535F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference** – VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Ambient Noise | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/N/12/23/01814 | **Sample quantity and packing** | Not Applicable |
| **Date of Sampling** | 13.12.2023 | **Date of Receipt** | Not Applicable |
| **Sampling Procedure** | EAEPL/LAB/SOP/04 | | |
| **Period of Analysis** | Not Applicable | | |
| **Report for the month** | December, 2023 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| Monitoring Locations | Units | Results | | CPCB Norms | |
|---|---|---|---|---|---|
| | | Day Time | Night Time | Day | Night |
| Near Main Gate of Site | dB(A) Leq. | 54.8 | 44.8 | 55 | 45 |
| Near Backside of Site | dB(A) Leq. | 52.6 | 41.8 | 55 | 45 |
| Near Centreside of Site | dB(A) Leq. | 53.9 | 42.3 | 55 | 45 |
| Near Site Office | dB(A) Leq. | 53.4 | 42.5 | 55 | 45 |

**Remark:** The noise level was observed to be within CPCB limit at all of the locations.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

**Authorized Signatory**
**(Netra Pawar)**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

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Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Stack Emission Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/SE/12/23/01815** | | | **Report Date - 20.12.2023** |
| **ULR Number: TC1118923000001536F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference** – VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Stack | **Sample Collected by** | EAEPL Laboratory. |
| **Sampling locations and Sample Code** | DG Set (62.5 KVA)<br>**EAEPL/SE/12/23/01815** | **Sample quantity and packing** | PM = 1 * 1 No. Thimble<br>$SO_2$ = 30ml * 1 No. PVC Bottle<br>$NO_x$ = 30ml * 1 No. PVC Bottle |
| | | **Preservation** | Cool -Transported and stored at 5 °C (± 1°C) |
| **Date of Sampling** | 12.12.2023 | **Date of Receipt** | 13.12.2023 |
| **Sampling Procedure** | IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist. | | |
| **Period of Analysis** | 13.12.2023 to 14.12.2023 | | |
| **Report for the month** | December, 2023 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| Sr. No. | Particulars | Results | Method |
|---|---|---|---|
| 1 | Particulate Matter (PM) | 13.47 mg/Nm$^3$ | IS 11255 (Part 1) 1985 Reaffirmed 2019 |
| 2 | Sulphur Dioxide ($SO_2$) | 4.08 kg/day | IS 11255 (Part 2) 1985 Reaffirmed 2019 |
| 3 | Oxides of Nitrogen (NOx) | 7.77 mg/Nm$^3$ | IS 11255 (Part 7) 2005 Reaffirmed 2022 |

| **Stack Details** | |
|---|---|
| Name of Source | DG Set** |
| Stack attached to | Diesel Generator** |
| Stack Height from ground level, (m) | 3** |
| Type of Fuel used | HSD** |
| Temperature of Flue Gas ($^0$C) | 78 |
| Flue Gas Velocity (m/sec) | 10.92 |

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Netra Pawar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. **Information provided by customer.

----------End of Report----------

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TC-11189

# Water Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/W/12/23/01816** | | | **Report Date – 20.12.2023** |
| **ULR Number: TC1118923000001537F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference –** VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | TMC Water Sample | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/W/12/23/01816 (Near Site Office) | **Sample quantity and packing** | 250ml X 1 No. St. PP. Bottle |
| | | **Sample Preservation** | Cool -Transported and stored at 5 °C (± 1°C). |
| **Date of Sampling** | 13.12.2023 | **Date of Receipt** | 13.12.2023 |
| **Sampling Procedure** | EAEPL/LAB/MB/SOP/17 | | |
| **Period of Analysis** | 14.12.2023 to 16.12.2023 | | |
| **Report for the month** | December, 2023 | | |

**Discipline: Biological** **Group: Water**

| Parameters | Unit | Results | IS 10500:2012 Limits Requirements | Method |
|---|---|---|---|---|
| **Microbiological Analysis:** | | | | |
| Coliforms | /100ml | **Present** | Shall not be detectable in any 100ml sample | IS 15185:2016 Reaffirmed (2021) |
| *E coli* | /100ml | Absent | Shall not be detectable in any 100ml sample | IS 15185:2016 Reaffirmed (2021) |

**Remarks: The above analysed sample does not conform as per IS 10500:2012 specifications.**

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 086

**Authorized Signatory**
**(Shweta Sonawane)**

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Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Water Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/W/12/23/01816** | | | **Report Date – 20.12.2023** |
| **ULR Number: TC1118923000001537F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference –** VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | TMC Water Sample | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/W/12/23/01816 (Near Site Office) | **Sample quantity and packing** | 2 L X 1 No. PVC Can |
| | | **Sample Preservation** | Cool -Transported and stored at 5 °C (± 1°C). |
| **Date of Sampling** | 13.12.2023 | **Date of Receipt** | 13.12.2023 |
| **Sampling Procedure** | EAEPL/LAB/SOP/02 | | |
| **Period of Analysis** | 13.12.2023 to 19.12.2023 | | |
| **Report for the month** | December, 2023 | | |

**Discipline: Chemical** **Group: Water**

| Parameters | Unit | Results | IS 10500:2012 Limits | | Method |
|---|---|---|---|---|---|
| | | | Acceptable limits | Permissible Limits | |
| pH | - | 7.56 | 6.5-8.5 | No relaxation | IS 3025 (Part 11) 2022 |
| Total Dissolved Solids | mg / l | 152.00 | 500 | 2000 | IS 3025 (Part 16) 2023 |
| Turbidity | NTU | < 1.00 | 1 | 5 | IS 3025 (Part 10) 2023 |
| Alkalinity | mg / l | 35.88 | 200 | 600 | IS 3025 (Part 23) 2023 |
| Chlorides as Cl | mg / l | 10.00 | 250 | 1000 | IS 3025 (Part 32) 1988 Reaffirmed 2019 |
| Total Hardness | mg / l | 85.71 | 200 | 600 | IS 3025 (Part 21) 2009 Reaffirmed 2019 |
| Calcium | mg / l | 18.44 | 75 | 200 | IS 3025 (Part 40) 1991 Reaffirmed 2019 |
| Residual chlorine | mg / l | ND | 0.20 | 1 | IS 3025 (Part 26) 2021 |
| Sulphate | mg / l | 35.63 | 200 | 400 | IS 3025 (Part 24) Sec 1:2022 |
| Nitrate | mg / l | ND | 45 | No relaxation | APHA 4500 $NO_3$-B (23rd Edition) |
| Fluoride | mg / l | ND | 1 | 1.5 | APHA 4500 F-D (23rd Edition) |
| **Heavy Metals:** | | | | | |
| Iron (Fe) | mg / l | ND | 0.3 | No relaxation | IS 3025 (Part 2) 2019 |
| Copper (Cu) | mg / l | ND | 0.05 | 1.5 | IS 3025 (Part 2) 2019 |
| Zinc (Zn) | mg / l | ND | 5 | 15 | IS 3025 (Part 2) 2019 |
| Lead (Pb) | mg / l | ND | 0.01 | No relaxation | IS 3025 (Part 2) 2019 |
| Chromium (Cr) | mg / l | ND | 0.05 | No relaxation | IS 3025 (Part 2) 2019 |

**Note: ND – Not Detected**

**Remarks: The above analysed sample conforms as per IS 10500:2012 specifications.**

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

**Authorized Signatory**
**(Shilpa Dhamankar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

----------End of Report----------

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Soil Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/S/12/23/01817** | | | **Report Date - 20.12.2023** |
| **ULR Number: TC1118923000001538F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference** – VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Soil | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/S/12/23/817 (Near Centre side of Site) | **Sample quantity and packing** | 1000gm X 1 Zip lock bag |
| | | **Sample Preservation** | Transported & stored in dry area. |
| **Date of Sampling** | 13.12.2023 | **Date of Receipt** | 13.12.2023 |
| **Sampling Procedure** | EAEPL/LAB/SOP/03 | | |
| **Period of Analysis** | 13.12.2023 to 20.12.2023 | | |
| **Report for the month** | December, 2023 | | |

**Discipline: Chemical** **Group: Soil & Rock**

| Parameters | Unit | Results | Method |
|---|---|---|---|
| pH | -- | 8.12 | IS 2720 (Part 26):1987, Reaffirmed:2021 |
| Electrical Conductivity | µS/cm | 395.00 | IS 14767:2000, Reaffirmed:2021 |
| Soil Moisture | % | 24.97 | IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method |
| Water Holding Capacity | % | 26.64 | EAEPL/LAB/SOP/SOIL/10 |
| Organic Matter | % | 2.84 | IS 2720 (Part 22) – 1972 (Reaffirmed 2020) |
| Chlorides as Cl | mg/kg | 95.55 | EAEPL/LAB/SOP/SOIL/03 |
| Total Kjeldhal Nitrogen | mg/kg | 628.86 | IS 14684:1999 (Reaffirmed 2019) |
| Exchangeable Ca | mg/kg | 2304.07 | EPA 9080 |
| Exchangeable Mg | mg/kg | 290.51 | EPA 9080 |
| Sulphate | mg/kg | 31.03 | IS 2720 (Part 27):1977 (Reaffirmed 2020) |
| Available Phosphorus | mg/kg | 1.78 | EAEPL/LAB/SOP/SOIL/11 |
| Sodium (Na) | mg/kg | 1050.92 | EPA 3050B |
| Potassium (K) | mg/kg | 1385.31 | EPA 3050B |
| Copper (Cu) | mg/kg | 110.82 | EPA 3050B |
| Iron (Fe) | mg/kg | 59377.09 | EPA 3050B |
| Lead (Pb) | mg/kg | 5.73 | EPA 3050B |
| Zinc (Zn) | mg/kg | 67.83 | EPA 3050B |

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Shilpa Dhamankar)**

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----------End of Report----------

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TC-11189

# Ambient Air Quality Monitoring Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/A/03/24/00665** | | | **Report Date - 22.03.2024** |
| **ULR Number: TC1118924000000665F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference –** VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Ambient Air | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/A/03/24/00665 (Near Main Gate of Site) | **Sample quantity and packing** | $PM_{10}$ = 1 * 1 No. Filter paper.<br>$PM_{2.5}$ = 1 * 1 No. Filter paper.<br>$SO_2$ = 30ml * 2 No. PVC bottle.<br>$NO_2$ = 30ml * 2 No. PVC bottle. |
| | | **Sample Preservation** | Cool -Transported and stored at 5 °C (± 1°C). |
| **Date of Sampling** | 14.03.2024 | **Date of Receipt** | 15.03.2024 |
| **Sampling Procedure** | EAEPL/LAB/SOP/01 | | |
| **Period of Analysis** | 15.03.2024 to 16.03.2024 | | |
| **Report for the month** | MARCH, 2024 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| **Environmental Conditions** | | |
|---|---|---|
| **Ambient Air Temperature (°C)** | **Relative Humidity (%)** | **Duration of Monitoring** |
| 33°C | 45% | 8 Hours |

**RESULTS**

| Tests Parameter | Results | NAAQS LIMITS | METHOD |
|---|---|---|---|
| *Particulate Matter ($PM_{10}$)* | 84.32 | 100 µg/m³ | IS 5182 (Part 23) 2006 Reaffirmed 2022 |
| *Particulate Matter ($PM_{2.5}$)* | 44.67 | 60 µg/m³ | IS 5182 (Part 24) 2019 |
| *Sulphur Dioxide ($SO_2$)* | 22.28 | 80 µg/m³ | IS 5182 Part 2 (2001) Sec 1:2023 |
| *Nitrogen Dioxide ($NO_2$)* | 24.70 | 80 µg/m³ | IS 5182 Part 6 (2006) Reaffirmed 2022 |

**Remark:** All the measured values are within NAAQS limits.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Netra Pawar)**

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----------End of Report----------

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Stack Emission Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/SE/03/24/00666** | | | **Report Date - 22.03.2024** |
| **ULR Number: TC1118924000000666F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference –** VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Stack | **Sample Collected by** | EAEPL Laboratory. |
| **Sampling locations and Sample Code** | DG Set (160 KVA)<br>**EAEPL/SE/03/24/00666** | **Sample quantity and packing** | PM = 1 * 1 No. Thimble<br>$SO_2$ = 30ml * 1 No. PVC Bottle<br>$NO_x$ = 30ml * 1 No. PVC Bottle |
| | | **Preservation** | Cool -Transported and stored at 5 °C (± 1°C) |
| **Date of Sampling** | 14.03.2024 | **Date of Receipt** | 15.03.2024 |
| **Sampling Procedure** | IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist. | | |
| **Period of Analysis** | 15.03.2024 to 16.03.2024 | | |
| **Report for the month** | MARCH, 2024 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| Sr. No. | Particulars | Results | Method |
|---|---|---|---|
| 1 | Particulate Matter (PM) | 13.64 mg/Nm$^3$ | IS 11255 (Part 1) 1985 Reaffirmed 2019 |
| 2 | Sulphur Dioxide ($SO_2$) | 3.98 kg/day | IS 11255 (Part 2) 1985 Reaffirmed 2019 |
| 3 | Oxides of Nitrogen (NOx) | 10.23 mg/Nm$^3$ | IS 11255 (Part 7) 2005 Reaffirmed 2022 |

| **Stack Details** | |
|---|---|
| Name of Source | DG Set** |
| Stack attached to | Diesel Generator** |
| Stack Height from ground level, (m) | 3** |
| Type of Fuel used | HSD** |
| Temperature of Flue Gas (°C) | 102 |
| Flue Gas Velocity (m/sec) | 10.43 |

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Netra Pawar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.
3. **Information provided by customer.

----------End of Report----------

ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Ambient Noise Level Monitoring Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/N/03/24/00667** | | | **Report Date - 22.03.2024** |
| **ULR Number: TC1118924000000667F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference** – VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Ambient Noise | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/N/03/24/00667 | **Sample quantity and packing** | Not Applicable |
| **Date of Sampling** | 14.03.2024 | **Date of Receipt** | Not Applicable |
| **Sampling Procedure** | EAEPL/LAB/SOP/04 | | |
| **Period of Analysis** | Not Applicable | | |
| **Report for the month** | MARCH, 2024 | | |

**Discipline: Chemical** **Group: Atmospheric Pollution**

| Monitoring Locations | Units | Results | | CPCB Norms | |
|---|---|---|---|---|---|
| | | Day Time | Night Time | Day | Night |
| Near Main Gate of Const. Site | dB(A) Leq. | 54.6 | 44.6 | 55 | 45 |
| Center Side of Const. Site | dB(A) Leq. | 54.5 | 44.4 | 55 | 45 |
| Backside Of Const. Site | dB(A) Leq. | 53.2 | 43.4 | 55 | 45 |
| Near Gate No. 2 | dB(A) Leq. | 52.6 | 42.2 | 55 | 45 |

**Remark:** The noise level was observed to be within CPCB limit at all of the locations.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Netra Pawar)**

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TC-11189

# Water Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/W/03/24/00668** | | | **Report Date – 22.03.2024** |
| **ULR Number: TC1118924000000668F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference** – VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Tanker Water | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/W/03/24/00668 (Near Centre of Const. Site) | **Sample quantity and packing** | 2 L X 1 No. PVC Can |
| | | **Sample Preservation** | Cool -Transported and stored at 5°C (± 1°C). |
| **Date of Sampling** | 15.03.2024 | **Date of Receipt** | 15.03.2024 |
| **Sampling Procedure** | EAEPL/LAB/SOP/02 | | |
| **Period of Analysis** | 15.03.2024 to 22.03.2024 | | |
| **Report for the month** | MARCH, 2024 | | |

**Discipline: Chemical** **Group: Water**

| Parameters | Unit | Results | Method |
|---|---|---|---|
| pH | - | 7.30 | IS 3025 (Part 11) 2022 |
| Turbidity | NTU | <1.0 | IS 3025 (Part 10) 2023 |
| TDS | mg/L | 1166.00 | IS 3025 (Part 16) 2023 |
| Alkalinity | mg/L | 280.80 | IS 3025 (Part 23) 2023 |
| Chlorides as Cl | mg/L | 606.58 | IS 3025 (Part 32) 1988 Reaffirmed 2019 |
| Total Hardness | mg/L | 400.79 | IS 3025 (Part 21) 2009 Reaffirmed 2019 |
| Calcium | mg/L | 117.03 | IS 3025 (Part 40) 1991 Reaffirmed 2019 |
| Residual chlorine | mg/L | ND | IS 3025 (Part 26) 2021 |
| Sulphate | mg/L | 139.52 | IS 3025 (Part 24) Sec 1: 2022 |
| Nitrate | mg/L | 1.28 | APHA 4500-NO3 B (23rd Edition) |
| Fluoride | mg/L | ND | APHA 4500 F-D (23rd Edition) |
| **Heavy Metals:** | | | |
| Iron (Fe) | mg/L | ND | IS 3025 (Part 2) 2019 |
| Copper (Cu) | mg/L | ND | IS 3025 (Part 2) 2019 |
| Zinc (Zn) | mg/L | ND | IS 3025 (Part 2) 2019 |
| Lead (Pb) | mg/L | ND | IS 3025 (Part 2) 2019 |
| Chromium (Cr) | mg/L | ND | IS 3025 (Part 2) 2019 |

**Note: ND – Not Detected**

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

**Authorized Signatory**
**(Shilpa Dhamankar)**

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107

TC-11189

# Water Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/W/03/24/00668** | | | **Report Date – 22.03.2024** |
| **ULR Number: TC1118924000000668F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference –** VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Tanker Water | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/W/03/24/00668 (Near Centre of Const. Site) | **Sample quantity and packing** | 250ml X 1 No. St. PP. Bottle |
| | | **Sample Preservation** | Cool -Transported and stored at 5°C (± 1°C). |
| **Date of Sampling** | 15.03.2024 | **Date of Receipt** | 15.03.2024 |
| **Sampling Procedure** | EAEPL/LAB/MB/SOP/17 | | |
| **Period of Analysis** | 16.03.2024 to 18.03.2024 | | |
| **Report for the month** | MARCH, 2024 | | |

**Discipline: Biological** **Group: Water**

| Parameters | Unit | Results | Method |
|---|---|---|---|
| **Microbiological Analysis:** | | | |
| Coliforms | MPN/100ml | < 2 | IS 1622:1981 (Reaffirmed 2019) |
| *E. coli* | MPN/100ml | < 2 | IS 1622:1981 (Reaffirmed 2019) |

----------End----------

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,**

ENVIRO ANALYSTS & ENGINEERS PVT. LTD. MUMBAI 400 066

**Authorized Signatory**
**(Shweta Sonawane)**

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ENVIRO ANALYSTS & ENGINEERS PVT. LTD.
(NABET & NABL Accredited)
CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP
Mira Road (Lab): Row House No.2, Shalom Garden, Opp. Kanakia College, Mira Road (E), Thane-401107
TC-11189

# Soil Sample Analysis Report

| | | | |
|---|---|---|---|
| **Report No. - EAEPL/S/03/24/00669** | | | **Report Date - 22.03.2024** |
| **ULR Number: TC1118924000000669F** | | | |
| **Name of Customer** | **M/S. Heer Realty Ventures Pvt. Ltd.** | | **Reference** – VERBAL |
| **Site Address** | 'Jai Bhavani Co-op Hsg. Society', S. No. 507(p), Gandhinagar, Pokhran Road No. 2, Village Panchpakhadi, Dist – Thane. | | |
| **Nature and Description of Sample** | Soil | **Sample Collected by** | EAEPL Laboratory |
| **Sampling locations and Sample Code** | EAEPL/S/03/24/00669 (Centre of Const. Site) | **Sample quantity and packing** | 1000gm X 1 Zip lock bag |
| | | **Sample Preservation** | Transported & stored in dry area. |
| **Date of Sampling** | 15.03.2024 | **Date of Receipt** | 15.03.2024 |
| **Sampling Procedure** | EAEPL/LAB/SOP/03 | | |
| **Period of Analysis** | 15.03.2024 to 22.03.2024 | | |
| **Report for the month** | MARCH, 2024 | | |

**Discipline: Chemical** **Group: Soil & Rock**

| Parameters | Unit | Results | Method |
|---|---|---|---|
| pH | -- | 7.68 | IS 2720 (Part 26):1987, Reaffirmed:2021 |
| Electrical Conductivity | µS/cm | 810.00 | IS 14767:2000, Reaffirmed:2021 |
| Soil Moisture | % | 17.52 | IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method |
| Water Holding Capacity | % | 21.58 | EAEPL/LAB/SOP/SOIL/10 |
| Organic Matter | % | 2.37 | IS 2720 (Part 22) – 1972 (Reaffirmed 2020) |
| Chlorides as Cl | mg/kg | 102.44 | EAEPL/LAB/SOP/SOIL/03 |
| Total Kjeldhal Nitrogen | mg/kg | 670.79 | IS 14684:1999 (Reaffirmed 2019) |
| Exchangeable Ca | mg/kg | 2371.15 | EPA 9080 |
| Exchangeable Mg | mg/kg | 259.76 | EPA 9080 |
| Sulphate | mg/kg | 35.28 | IS 2720 (Part 27):1977 (Reaffirmed 2020) |
| Available Phosphorus | mg/kg | 1.90 | EAEPL/LAB/SOP/SOIL/11 |
| Sodium (Na) | mg/kg | 1740.08 | EPA 3050B |
| Potassium (K) | mg/kg | 497.17 | EPA 3050B |
| Copper (Cu) | mg/kg | 119.32 | EPA 3050B |
| Iron (Fe) | mg/kg | 61946.90 | EPA 3050B |
| Lead (Pb) | mg/kg | 4.97 | EPA 3050B |
| Zinc (Zn) | mg/kg | 77.56 | EPA 3050B |

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**

**Reviewed by**

**(QM/DM)**
**(Shweta Sonawane)**

**Approved by**

**Authorized Signatory**
**(Shilpa DhamanKar)**

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/170212/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai-400032.
Date: 10.05.2021

To
M/s. Heer Realty Ventures Pvt. Ltd.,
S.No 507(p), Gandhi Nagar, Pokharan Road no 2,
Village Panchpakhadi, District Thane

Subject : Environmental Clearance for Building and Construction projects for SRA Project Jai Bhavani Co-Op HSG Soc at Plot bearing S.No 507(p), Gandhi Nagar, Pokharan Road no 2, village Panchpakhadi, District Thane by M/s.Heer Realty Ventures Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/170212/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 141st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| | | | | |
|---|---|---|---|---|
| 1 | Plot area | 6921.90 sq. mts. | | |
| 2 | Net Plot Area | 6315.02 sq mts | | |
| 2 | FSI | 20,328.43 sq. mts. | | |
| 3 | Non FSI | 20,419.14 sq. mts. | | |
| 4 | Total Built up area | 40,747.57 sq.m | | |
| 5 | Building configuration | **Building** | **Configuration** | **Height(m)** |
| | | Rehab Building (Residential) | Ground + 23rd Floor + 24th (pt) Floor | 74.30 m |
| | | Sale Building Wing A(Commercial) | Ground + 21 + 22nd (pt) Floor | 84.25 m |
| | | Sale Building Wing B (Parking Tower) | Ground + 11 Floors | 48 m |
| 6 | Total population | 3739 Nos. | | |
| 7 | Water requirement | Total Water Requirement: 318 KLD | | |

| | | |
|---|---|---|
| 8 | Sewage generation | 260 KLD |
| 9 | STP Capacity & Technology | 280 KLD (MBBR Technology) – i.e (200 KLD + 80 KLD) |
| 10 | STP location | Ground Level |
| 11 | RG Area Provided | Total proposed R G area: 1496.40 sq. mts. |
| 12 | Energy requirement | Connected load: 4887 kW; Demand load: 3520 kW |
| 13 | Total Energy Savings | Energy Savings – 27 % for Sale and 33% for Rehab,<br>Solar Savings – 1% for Sale and 7% for Rehab |
| 14 | No. of DG Sets & Capacities | 1 X 320 KVA + 2 X 1200 KVA |
| 15 | Total Solid Waste Generation | 1186 kg/day |
| | Bio-degradable Waste Generation | 475 kg/day |
| | Non-biodegradable Waste Generation | 712 kg/day |
| 16 | OWC Capacities | OWC 300 (01 Nos.) & OWC 200 (01 Nos.) |
| 17 | Parking Requirement | Total proposed parking 2W: 542 nos.<br>Total proposed parking 4W: 240 nos. |
| 18 | EMP cost | Capital Cost- Rs. 137 Lakhs<br>O & M Cost- Rs. 24 Lakhs |
| 19 | Rain Water Harvesting | RWH tank Capacity: 45 cum & 16 cum |
| 20 | Details of UG tanks & no. of capacity | Domestic Tank -<br>200 cumFlushing<br>Tank – 110 cum<br>Fire Tank - 300<br>cum<br>RWH Tank - 61 cum |

3. The proposal has been considered by SEIAA in its 218th B 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 ensure that STP to be kept open minimum up to 40%. PP to ensure that RG on mother earth should not be reduced in comparison with earlier EC granted to the project.
2. PP to adopt water conservation measures by providing Low Flow Devices (LFD) as plumbing fixtures. PP to ensure that the energy savings from renewable sources shall be minimum 5%.
3. PP to submit architect certificate stating Full potential of the plot including Vertical expansion. PP also to submit architect certificate regarding the construction carried out vis

a vis EC granted to the project

4. PP to ensure that at least 40% of four wheeler parking's and Two wheeler parking's should be provided with electric Charging Facilities.
5. PP to submit Certified Compliance copy of Regional office of MoefCC, ofearlier EC granted.
6. PP to ensure that at least 40% of four wheeler parking's and Two wheelerparking's should be provided with electric Charging Facilities.
7. PP to obtain NOC from Forest Department as the proposed site is withindefault Eco sensitive zone of Thane flamingo Sanctuary.

**B. SEIAA Conditions-**

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. 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.
3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 20,328.43 m2, Non FSI- 20,419.14 m2, Total BUA- 40,747.57 m2 (Plan Approval-, SRA/ENG/2006/66, dated 24.02.2020 )
4.

**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 off 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. 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.

XVII. 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.

XVIII. 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.

XIX. 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.

XX. 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 give100 % 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 http://parivesh.nic.in

XII. 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.

XIII. 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.

XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office

of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (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 time to time.

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

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

Manisha Patankar-Mhaiskar
(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, Thane.
6. Commissioner, Thane Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

# Government of Maharashtra

SEAC-2013/CR-293/TC-1
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 4th September, 2014

To,
M/s. Aanand Developers and Builders.
Shop no.22 ,Sai tirth Tower,
Site office ,Ground floor Siddharh nagar ,
Thane west 400603.

**Subject: Environment clearance for proposed SRA scheme (residential cumcommercial) project of Jai Bhavani CHS Ltd. SRD scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane by M/s Aanand Developers & Builders.**

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 24th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 71st meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed SRA scheme (residential cumcommercial) project of Jai Bhavani CHS Ltd. SRD scheme on plot bearing S.No. 507 (p), Gandhi Nagar, Pokharan Road no.2, village Panchpakhadi, Dist. Thane. SEAC-II considered the project under screening category 8(a) B2 as per EIA Notification 2006.

**Brief Information of the project submitted by Project Proponent is as-**

| | |
|---|---|
| Name of the Project | 'Jai Bhavani Co-op Hsg. Society'<br>Proposed SRS Project, on C.T.S. No. 507(P), Gandhinagar, Pokhran road no.2,Village Panchpakhadi, Dist- Thane. |
| Project Proponent | M/s. Aanand Developers and Builders. |
| Consultant | M/s. Enviro Analysts & Engineers Pvt. Ltd. |
| Accreditation of the consultant (NABET Accreditation) | QCI-NABET list for the Construction Project/ Area Development Project / Township- NABET Accredited. |
| Type of Project : Housing Project/Industrial | Slum Rehabilitation Scheme. |

<table>
<tr><td>Estate/ SRA Scheme/MHADA/ Township or others</td><td></td></tr>
<tr><td>Location of the project</td><td>Plot bearing C.T.S. No. 507(P),Gandhinagar , Pokhran road no.2,Village Panchpakhadi, Dist- Thane.</td></tr>
<tr><td>Whether in Corporation/ municipal/other area</td><td>Thane Municipal Corporation (TMC)</td></tr>
<tr><td>Applicability of the DCR</td><td>Municipal Corporation of Thane DCR 1994.</td></tr>
<tr><td>Note on the initiated work (if applicable)</td><td>No work initiated.</td></tr>
<tr><td>LOI/NOC from MHADA/ other approvals (If Applicable)</td><td>LOI Granted: SRS/ TMC/ TDD/727 on dated: 21/05/2005.</td></tr>
<tr><td>Total plot area (sq.mt.)<br>Deductions<br>Net Plot Area</td><td>
<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Details (sq.m.)</th></tr>
<tr><td>1</td><td>Area of slum plot</td><td>6724</td></tr>
<tr><td>2</td><td>Deductions area under road</td><td>321</td></tr>
<tr><td>3</td><td>Net plot area</td><td>6403</td></tr>
</table>
</td></tr>
<tr><td>Permissible FSI</td><td>Proposed FSI-2.50</td></tr>
<tr><td>Proposed Built Up Area (FSI & Non FSI)</td><td>
<table>
<tr><th>Sr. No.</th><th>Description</th><th>Rehab</th><th>Sale</th><th>Total (sq.m.)</th></tr>
<tr><td>1</td><td>FSI Area</td><td>7706.21</td><td>9064.79</td><td>16,771</td></tr>
<tr><td>2</td><td>Non FSI Area</td><td>5,462.37</td><td>12,916.62</td><td>18,378.99</td></tr>
<tr><td>3</td><td>Total BUA</td><td>13,168.58</td><td>21,981.41</td><td>35,149.99</td></tr>
</table>
</td></tr>
<tr><td>Ground Coverage Area (percentage of plot not open to sky)</td><td>Ground coverage = 40.18 % (Area: 2701.89)</td></tr>
<tr><td>Estimated Cost of the project</td><td>Rs. 72 Crores.</td></tr>
<tr><td>Number of Buildings & configuration(s)</td><td>
<table>
<tr><th>Building Details</th><th>Configuration</th></tr>
<tr><td>Sale Bldg.</td><td>Ground (part) + 3 podium +22nd + 23rd (Part) Floors</td></tr>
<tr><td>Rehab Bldg.</td><td>Ground + 20 +21st (Part) Floor</td></tr>
</table>
</td></tr>
<tr><td>Number of tenants and shops</td><td>
<table>
<tr><td>Sale Tenements</td><td>Flats</td><td>75</td></tr>
<tr><td></td><td>Shops</td><td>16</td></tr>
<tr><td>Rehab Tenements</td><td>Flats</td><td>274</td></tr>
<tr><td></td><td>Balwadi</td><td>2</td></tr>
</table>
</td></tr>
<tr><td>Number of expected residents/users</td><td>
<table>
<tr><td>Residential Population</td><td>1745 Nos.</td></tr>
</table>
</td></tr>
<tr><td>Tenant density per hectare</td><td>Residential Tenement Density: 519 Nos</td></tr>
</table>

<table>
<tr><td>Height of Building(s)</td><td><table><tr><td>Building Details</td><td>Height in M.</td></tr><tr><td>Sale Bldg.</td><td>78.55</td></tr><tr><td>Rehab Bldg.</td><td>59.98</td></tr></table></td></tr>
<tr><td>Right of way (Width of the road from the nearest fire station to the proposed building(s)</td><td>40 M wide D.P. Road abutting the site.</td></tr>
<tr><td>Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation.</td><td>Minimum 7.5 mt.</td></tr>
<tr><td>Existing Structure(s)</td><td>Existing 274 residential units & 11 shops</td></tr>
<tr><td>Details of the demolition with disposal (If applicable)</td><td>Demolition debris will be handled as per the approved debris management plan.<br>Waste generation during demolition phase is tabulated below.<table><tr><td>Sr no</td><td>Material</td><td>Quantity @ 285 Slums</td><td>Management / Disposal</td></tr><tr><td>1</td><td>Debris (Concrete/bricks/ flooring etc)</td><td>13871 Cum</td><td>Debris will be entirely used for site leveling.</td></tr><tr><td>2</td><td>Steel</td><td>65 Tonnes</td><td>To be recycled or reused.</td></tr><tr><td>3</td><td>Wood</td><td>17Tonnes</td><td>Wood will be sold for reuse</td></tr><tr><td>4</td><td>Asbestos Sheets</td><td>5985 No's</td><td>To be handled as Hazardous material (Management , Handling and transboundry Movement rules 2007)</td></tr><tr><td>5</td><td>Flooring Tiles</td><td>9975 Sqft</td><td>Debris will be entirely used for site leveling.</td></tr><tr><td>6</td><td>Plastic</td><td>1425 Kg</td><td>To be sent for recycling.</td></tr></table></td></tr>
<tr><td>Total Water Requirement</td><td><u>Dry season:</u> (Sale + Rehab=Total)<br>Source : TMC/ Recycled water<br>Fresh water : 35 + 125 =160 KLD<br>Recycled water : 23 + 68 =91 KLD<br>Total Water Requirement : 58 + 193 =251 KLD<br>Swimming pool make up : 1 KLD<br>Fire Fighting : 400 cum<br><br><u>Wet Season:</u> (Sale + Rehab=Total)<br>Source : TMC /Recycled water/RWH<br>Fresh water : 35 + 125 =160 KLD<br>Recycled water : 18 + 63=81 KLD</td></tr>
</table>

<table>
<tr><td></td><td>Total Water Requirement : 53 + 188=241 KLD<br>Swimming pool make up : 1 KLD<br>Fire Fighting : 400 cum</td></tr>
<tr><td>Rain Water Harvesting (RWH)</td><td>Level of the Ground water table: 3 -5 m.<br>Size and no of RWH tank (s) and Quantity: 2 No. 1 for Sale and 1 for Rehab.<br>Location of the RWH tank(s): Ground (UG)<br>Size and no. of recharge Pits: Not Provided.<br>Capacity of RWH Tank: Sale: 45 cum. & Rehab: 43 cum.<br>Budgetary allocation (Capital cost & O&M cost):<br>Capital Cost: Rs. 29 Lakhs<br>O & M Cost per Annum: Rs.1.5 Lakhs</td></tr>
<tr><td>UG tanks</td><td>Location(s) of the UGT tank(s)<br>: Ground Level (UG)</td></tr>
<tr><td>Strom water drainage</td><td>Natural water drainage pattern: NW to SE<br>Quantity of storm water: 0.02 cum/sec.<br>Size of SWD: 0.30 x 0.30 mt.</td></tr>
<tr><td>Sewage & Waste Water</td><td>Sewage generation : 221 KLD,( 47 KLD: Sale,<br>174 KLD: Rehab)<br>STP technology : MBBR<br>Capacity of STP : 230 KLD,( 50 KLD: Sale,<br>180 KLD: Rehab)<br>Location of STP : Ground Level<br>DG sets (during emergency): 200 KVA for sale & 180 KVA for rehab bldg.<br>Budgetary allocation (Capital cost and O&M cost):<br>1) Capital Cost: Rs. 61 Lakhs<br>2) O&M Cost per Annum: Rs.15 Lakhs</td></tr>
<tr><td>Solid Waste Management</td><td>Waste generation in Pre construction and construction phase:<br>Waste generation: Around 13871 cum of demolition debris will be utilized for the filling purpose.<br>Quantity of the top soil to be preserved: As the building foundation will consist of concrete piles there will be negligible amount of excess excavated soil.<br>Disposal of the construction debris:
<table>
<tr><th>#</th><th>Particulars</th><th>Quantity</th><th>Unit</th><th>Management</th></tr>
<tr><td>1</td><td>Steel</td><td>57</td><td>Tonnes</td><td>100 % will be sold for recycling</td></tr>
<tr><td>2</td><td>Empty Cement bags</td><td>2836</td><td>No</td><td>Will be handed over to vendors.</td></tr>
<tr><td>3</td><td>Sand</td><td>23</td><td>Cum</td><td>Waste sand will be used for bedding for flooring purpose. It will also be used as filler material for toilets water proofing</td></tr>
<tr><td>4</td><td>Aggregates</td><td>1279</td><td>Cum</td><td>It will be used as a layer for internal roads and building boundary wall.</td></tr>
<tr><td>5</td><td>Wood</td><td>200</td><td>Sqmt</td><td>Will be sold for</td></tr>
</table></td></tr>
</table>

| | | | | |
|---|---|---|---|---|
| | | | | recycling |
| 6 | Tiles | 3198 | Sqmt | Waste tiles will be used as china mosaic water proofing for terraces. Also it will be used for skirting purpose. |
| 7 | Empty Paint cans | 996 | No | Will be sold for reuse. |

Waste generation in the operation Phase:
(Sale + Rehab = Total)
Dry waste : 83 + 285 =368 kg/day
Wet waste : 117 + 416 =532 kg/day
Total waste: 200 + 700=900 kg/day
E – Waste : Not applicable.
Hazardous waste: Not applicable.
Biomedical waste (Kg/month) (If applicable): Not applicable.
STP Sludge (Dry Sludge) : 20 kg/day

Mode of Disposal of waste:
Dry waste: To be manage through recyclers.
Wet waste: Biodegradable waste To be processed in OWC; manure To be used for landscaping.
Hazardous waste: Not applicable.
Biomedical waste (If applicable): Not applicable.
STP Sludge (Dry sludge): To be process in OWC & then use as manure.

Area requirement:
1. Location(s): Ground Level
2. Total area provided for the storage & Treatment of the solid waste: 14 sq.m. each for Sale and Rehab
3. Budgetary allocation (Capital cost and O&M cost)
Capital Cost : Rs.9 Lakhs
O & M Cost : Rs.3 Lakhs

Green Belt Development

Total R.G. Area:
RG area other than green belt (please specify for playground, etc.)
Total RG area under green belt: 1624.85 sq.m
RG Area on ground : 860.75 sq.m (14%)
Plantations: Number and list of trees species to be planted in the RG: 68 nos.
List of proposed trees:

| Botanical Name | Common Name | Quantity(No.s) |
|---|---|---|
| *Polyalthia longifolia* | Mast tree | 35 |
| *Wodyetia bifurcata* | Fox tail Palm | 5 |
| *Delonix regia* | Gulmohar | 8 |
| *Plumeria alba* | Champa | 5 |
| *Tabebuia rosea* | Trumpet tree | 6 |
| Total | | 59 |

| | |
|---|---|
| | Budgetary Allocation: (Capital cost and O&M cost)<br>Capital Cost: Rs. 12 Lakhs<br>O & M Cost: Rs. 1.5 Lakhs |
| Energy | Power Supply: |

| Sr. No. | POWER REQUIREMENT | |
|---|---|---|
| 1 | Source of power supply : M. S. E. D. C. L. | |
| 2 | Connected Load<br>Maximum Demand | 3028 KW<br>1891 KW |
| 3 | DG set as Power Back – up during operation phase | 200 KVA for sale and 180 KVA for Rehab Bldg. |

Energy saving by non-conventional method:
Energy saving measures:
Detail calculations & % of saving: 5% for Sale and 3 % for Rehab.
For Sale Building:

| Sr.No | Items | Total Elect. Demand-Conventional case (Kw) | Elect. demand after using Energy saving means (kw) | Units Saved (kw) | % Energy saving |
|---|---|---|---|---|---|
| | Energy Saving Parameters | | | | |
| 1 | Road/Landscape - 60% Solar Lighting | 2 | 1 | 1 | 60% |
| 2 | LED lights - Lobby & staircase | 16 | 12 | 4 | 25% |
| 3 | Lobby & staircase LED lights -60% Solar | 8 | 3 | 5 | 60% |
| 4 | Lifts -with VFD & Regenerative Type | 30 | 21 | 9 | 30% |
| 5 | Solar Hot Water system | 300 | 255 | 45 | 15% |
| | Conventional Loads | | | | |
| 6 | Plumbing System Load | 2 | 1 | 1 | |
| 7 | OWC | 16 | 12 | 4 | |
| 8 | STP | 8 | 3 | 5 | |
| 9 | FF Plant Room Ventilation | 30 | 21 | 9 | |
| 10 | Sub-station Room Ventilation | 300 | 255 | 45 | |
| 11 | Flats | 2 | 1 | 1 | |

| | | | | | |
|---|---|---|---|---|---|
| 12 | Car Lifts | 16 | 12 | 4 | |
| 13 | Fitness centre | 8 | 3 | 5 | |
| 14 | Shops and society offices | 30 | 21 | 9 | |
| | Total | 300 | 255 | 45 | |

| | |
|---|---|
| Overall Saving for the Project | 5% |
| Total Units saved based on Unit Consumption - (Kw) | 64 |
| Total Units saved based on working hours - (Kw/day) | 236 |
| Total Units saved annualy - (kwh/Yr) | 86,045 |

For Rehab Building:

| Sr.No | Items | Total Elect. Demand-Conventional case (Kw) | Elect. demand after using Energy saving means (kw) | Units Saved (kw) | % Energy saving |
|---|---|---|---|---|---|
| | Energy Saving Parameters | | | | |
| 1 | Road/Landscape - 60% Solar Lighting | 1.2 | 0.5 | 0.7 | 60% |
| 2 | Parking T-5 Lights | 1.1 | 0.8 | 0.3 | 25% |
| 3 | Lobby & staircase LED lights - 60% Solar | 10 | 4 | 6 | 60% |
| 4 | Lifts - with VFD & Regenerative Type | 30 | 21 | 9 | 30% |
| 5 | Solar Hot Water system | 548 | 466 | 82 | 15% |
| | Conventional Loads | | | | |
| 6 | Plumbing System Load | 34 | 34 | | |
| 7 | OWC | 7 | 7 | | |
| 8 | STP | 11 | 11 | | |
| 9 | FF Plant Room | 4 | 4 | | |
| 10 | Flats | 2740 | 2740 | | |
| 11 | Balwadi & others | 18 | 18 | | |
| | Total | 3404 | 3306 | 98 | |

| | |
|---|---|
| Overall Saving for the Project | 3% |
| Total Units saved based on Unit Consumption - (Kw) | 98 |
| Total Units saved based on working hours - (Kw/day) | 273 |

| | |
|---|---|
| Total Units saved annually - (kwh/Yr) | 99,588 |

Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form): - Yes

| Compliance with Energy Conservation Building Code | | | |
|---|---|---|---|
| Sr. No. | Section No. | Requirement | Compliance Met By |
| 1 | 6.2.1 | Solar water heating for minimum 20% design capacity | Total hotwater requirement met through Centralised solar system. |
| 2 | 7.2.1.4 | Exterior lighting to be within specified limits | 1)60% lighting including for Road,Landscape & garden shall be kept on solar system.<br>2) Also other Lights provided on Energy saving luminaries like LED intsead of metal halide lamps.<br>3) Provided with Time switch to be kept operational only during night mode |
| 3 | 7.3 | Interior lighting power to be with in specified limits | 1)For Parking/staircases the lighting power Density shall be 0.2 W/sqft by using T5 lights instead of T5.<br>2)For Lobby, use of LED would ensure power density of less than 1.3w/sqft |
| 4 | 8.2.2 | Energy efficient motors | 1)All Lifts, shall run on VFD drives which results in 5-10% energy saving.Compliance as per IS 12615.<br>2)All motors shall be of class 1 category that would give better efficiency & less losses |
| 5 | | Lifts with Regenerative system | Using Regenerative Type Lift system that would result in 20% energy saving compared to conventional lifts. |

Budgetary allocation (Capital cost and O&M cost)
Capital Cost: Rs. 26 Lakhs
O & M Cost: Rs. 3 Lakhs

| | |
|---|---|
| Environmental Management plan Budgetary Allocation | Construction phase(with Break – up) –<br>Capital cost:<br>O & M cost (please ensure manpower and other details):<br><br>Operation Phase (with Break-up)-<br>Capital cost: Rs.137 Lakhs<br>O & M cost (please ensure manpower and other details): Rs. 24 Lakhs |

| | |
|---|---|
| | <table><tr><th>Sr. No.</th><th>Method Adopted</th><th>Setting-Up Cost ( In Lakhs)</th><th>Annual Maintenance & Operational Cost(In Lakhs)</th></tr><tr><td>1</td><td>Rain Water Harvesting</td><td>29</td><td>1.5</td></tr><tr><td>2</td><td>Solid Waste management</td><td>9</td><td>3</td></tr><tr><td>3</td><td>STP</td><td>61</td><td>15</td></tr><tr><td>4</td><td>Solar Energy System</td><td>26</td><td>3</td></tr><tr><td>5</td><td>Landscape</td><td>12</td><td>1.5</td></tr><tr><td colspan="2">Total</td><td>137</td><td>24</td></tr></table><br>Quantum and generation of Corpus fund and commitment: Responsibility for further O & M: After occupancy, Co-op societies will be formed. The societies will form federation.<br>The operation & maintenance of environmental management facilities (EMF) shall be taken care by the developers for first three years.<br>Afterwards, EMF shall be handed over to society/federation.<br>Funds for recurring cost on EMP shall be generated from the tenants of the society by specifically mentioning in the sale agreement. |
| Traffic Management | Nos. of the junction to the main road & design of confluence: Site is abutting to 40 m wide D.P. road.<br>Parking Details :<br><table><tr><th>LEVELS</th><th>NO. OF CARS</th><th>AREA PER CAR (sq.m.)</th></tr><tr><td>Ground Lvl</td><td>40</td><td>16</td></tr><tr><td>1st Podium</td><td>35</td><td>18</td></tr><tr><td>2nd and 3rd Podium</td><td>136</td><td>15</td></tr><tr><td>TOTAL</td><td>211</td><td></td></tr></table><br>Width of all internal roads (m): min 6 m |

3. The proposal has been considered by SEIAA in its 71st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

(i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This

environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(ii) 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.

(iii) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(v) "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.

(vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(vii) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(viii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ix) 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.

(x) 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.

(xi) 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.

(xii) Arrangement shall be made that waste water and storm water do not get mixed.

(xiii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(xiv) 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.

(xv) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(xvi) 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.

(xvii) 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.

(xviii) 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.

(xix) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xx) 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.

(xxi) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xxii) 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.

(xxiii) 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.

(xxiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xxv) Ready mixed concrete must be used in building construction.

(xxvi) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.

(xxvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xxviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxix) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxx) 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 Environmenent department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxxi) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(xxxii) 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.

(xxxiii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement

(xxxvii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.

(xxxviii) Diesel power generating sets proposed as source of back up 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.

(xxxix) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xl) 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.

(xli) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement

(xlii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xliii) 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.

(xliv) 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.

(xlv) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

(xlvi) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(xlvii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(xlix) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(l) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing

that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.

(li) 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.

(lii) 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.

(liii) 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. $SO_2$, NOx (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.

(liv) 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.

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

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

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

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 5 years.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution ) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling ) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal , Van Vigyan Bhawan, Sec- 5, R.K. Puram, New Dehli – 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai (MCGM)
9. CEO, Slum Rehabilitation Authority, Bandra (E), Mumbai.
10. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
11. Select file (TC-3)

(EC uploaded on 9/9/2014 )

Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

# Application for Consent/ Authorisation

Sir,
I/We hereby apply for*

1. Consent to Establish/Operate/Renewal of consent under section 25 and 26 of the Water (Prevention & Control of Pollution) Act, 1974 as amended.

2. Consent to Establish/Operate/Renewal of consent under Section 21 of the Air (Prevention and Control of Pollution) Act, 1981, as amended.

3. Authorization/renewal of authorization under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 in connection with my/our/existing/proposed/altered/ additional manufacturing/processing activity from the premises as per the details given below.

## Consent Information

***UAN No:***
MPCB-CONSENT-0000175712

***Application submitted on:***
06-07-2023

## Industry Information

***Consent To:***
Establish (New)

***IIN No.:***

***Submit to:***
SRO - Thane I

***Type of institution:***
Industry

***Industry Type:***
O21 Building and construction project more than 20,000 sq. m built up area

***Category:***
Orange

***Scale:***
M.S.I

***Location of industry/activity/etc:***
Local Body

***Name of Local Body:***
Thane Municipal Corporation

***EC Reqd.***
Yes

***EC Obtained***
EC Obtained

***EC Ref. No.***
SIA/MH/MIS/170212/2020

***Date of issue of EC***
May 10, 2021

***Parivesh Proposal Number***
SIA/MH/MIS/170212/2020

***MoEFCC/SEIAA File Number***
SIA/MH/MIS/170212/2020

***Whether construction-buildup area is more than 20,000 sq.mtr.(Existing Expansion Unit)***
Yes

## General Information

1. Name, designation, office address with Telephone/Fax numbers, e-mail of the Applicant Occupier/Industry/Institution / Local Body.

***Name***
Mr. Dharam C Kataria,

***Address***
CTS No. 507 (Pt.),Gandhi Nagar, Pokhran Road No.2, Thane- West

***Designation***
Managing Director

***Taluka***
Thane

***Area***

***District***

Panchpakhadi

Thane

***Telephone***

9821018222

***Fax***

***Email***

dkmk1953@gmail.com

***Pan Number***

AASFA2429D

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2. (a) Name and location of the industrial unit/premises for which the application is made (Give revenue Survey Number/Plot number name of Taluka and District, also telephone and fax number)

***Industry name***

M/s. Heer Realty Ventures Private Limited

***Location of Unit***

" Jai Bhavani Co-Op HSG Soc"-Plot bearing S.No 507(p), Gandhi Nagar, Pokharan Road no 2, village Panchpakhadi, District Thane

***Survey number/Plot Number***

S.No 507(p)

***Taluka***

Thane

***District***

Thane

(b) Details of the planning permission obtained from the local body/Town and Country Planning authority/Metropolitan Development authority/ designated Authority.

***Planning permission***

SRA

***Planning Authority***

SRA

Name of the local body under whose jurisdiction the unit is located and Name of the licence issuing authority

***Name of Local Body***

Thane Municipal Corporation

***Name of the licence issuing authority***

SRA

---

3. Names,addresses with Telephone and Fax Number of Managing Director / Managing Partner and officer responsible for matters connected with pollution control and/or Hazardous waste disposal.

***Name of Managing Director***

Mr. Dharam C Kataria,

***Telephone number***

9821018222

***Fax number***

---

***Officer responsible for day to day business***

Mr. Dharam C Kataria,

4. (a.) Are you registered Industrial unit ?

Yes

***Registration number***

27345270547V

***Date of registration***

Jan 1, 1970

---

5. Gross capital investment of the unit without depreciation till the date of application (Cost of building, land, plant and machinery). (To be supported by an affidavit/undertaking on Rs.20/- stamp paper, annual report or certificate from a Chartered Accountant for proposed unit(s), give estimated figure)

| ***Gross capital (in Lakh)*** | **** Verified*** | **** Terms*** | **** Consent Fee*** |
|---|---|---|---|
| 12900.00 | Undertaking | 1 | 258000.00 |

---

6. If the site is located near sea-shore/river bank/other water bodies/Highway, Indicate the crow fly distance and the name of the water body, if any.

| ***Distance From*** | ***Distance(Km)*** | **** Name*** |
|---|---|---|
| SH/NH | 0.00 | --NA-- |
| River | 0.00 | --NA-- |
| Human Habitation | 0.00 | --NA-- |
| Religious Place | 0.00 | --NA-- |
| Historical Place | 0.00 | --NA-- |
| Creek/Sea | 0.00 | --NA-- |

6b. Enter Latitude and Longitude details of site

| Latitude | Longitude |
|---|---|
| 0 | 0 |

7. Does the location satisfy the Requirements Under relevant Central/State Govt. Notification such as Coastal Regulation Zone. Notification on Ecologically Fragile Area, Industrial Location policy, etc. If so, give details.

| Location | Approved Industry Area | Sensitive Area | If Yes, Name Of Area | Industry Location with Reference to CRZ |
|---|---|---|---|---|
| NA | No | No | NA | |

8. If the site is situated in notified industrial estate,

| | | Details |
|---|---|---|
| (a) Whether effluent collection, treatment and disposal system has been provided by the authority. | No | NA |
| (b) Will the applicant utilize the system, if provided. | No | NA |
| (c) If not provided, details of proposed arrangement. | NA | |

9.

| (a) Total plot area (in squear meter) | (b) Built up area and (in squear meter) | (c) Area available for the use of treated sewage/ trade effluent for gardening/irrigation. (in squear meter) |
|---|---|---|
| 6921.90 | 40747.57 | 1496.40 |

10. Month and year of commissioning of the Unit.

2026-01-01

11. Number of workers and office staff

| Workers | staff | Hrs. of shift | Weekly off |
|---|---|---|---|
| 60 | 6 | 9 | 1 |

12.

| | | |
|---|---|---|
| (a) Do you have a residential colony Within the premises in respect of Which the present application is Made ? | No | This is Building Construction project under SRA Scheme |

(b) If yes, please state population staying

| Number of person staying | Water consumption | Sewage generation | Whether is STP provided? |
|---|---|---|---|
| | 0 | 0 | No |

(c) Indicate its location and distance with reference to plant site.

| Number of person staying | Water consumption |
|---|---|
| 0 | 0 |

13. List of products and by-products Manufactured in tonnes/month, Kl/month or numbers/month with their types i.e.Dyes, drugs etc. (Give figures corresponding to maximum installed production capacity

**Products Name and Quantity**

| Product Name | UOM | Product Name | Existing | Consented | Proposed Revision | Total | Remarks |
|---|---|---|---|---|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| OTHERS | Sq.M | Building Construction project | 0 | 0 | 40747.57 | 40747.57 | NA |

### Products Name and Quantity

| Product Name | UOM | Quantity | Remarks |
|---|---|---|---|
| NA | --NA-- | 0 | NA |

14. List of raw materials and process chemicals with annual consumption corresponding to above stated production figures, in tonnes/month or kl/month or numbers/month.

| Name of Raw Material | UOM | Quantity | Hazardous Waste | Hazardous Chemicals | Remarks |
|---|---|---|---|---|---|
| NA | --NA-- | 0 | No | No | NA |

15. Description of process of manufacture for each of the products showing input, output, quality and quantity of solid, liquid and gaseous wastes, if any from each unit process.

NA

### Part B : Waste Water aspects

16. Water consumption for different uses (m3/day)

| Purpose | Consumption | Effluent Generation | Treatment | Remarks | Disposal | Remarks |
|---|---|---|---|---|---|---|
| Domestic Pourpose | 298 | 260 | STP | 2 Nos. of STP's (200+80) KLD with total capacity of 280 KLD STP will be provided with MBBR Technolog | Recycle | Treated water will be used for Flushing and Gardening. |
| Water gets Polluted & Pollutants are Biodegradable | 0 | 0 | --NA-- | NA | --NA-- | NA |
| Water gets Polluted,Pollutants are not Biodegradable & Toxic | 0 | 0 | --NA-- | NA | --NA-- | NA |
| Industrial Cooling,spraying in mine pits or boiler feed | 0 | 0 | --NA-- | NA | --NA-- | NA |
| Others | 20 - Gardening | | | | | |

17. Source of water supply, Name of authority granting permission if applicable and quantity permitted.

| Source of water supply | Name of Local Body | Name of authority granting permission | Qauntity permitted |
|---|---|---|---|
| Local Body | Thane Municipal Corporation | Thane Municipal Corporation | 193 |

18. Quantity of waste water (effluent) generated (m3/day)

| Domastic | Boiler Blowdown | Industrial | Cooling water blowdown |
|---|---|---|---|
| 260 | 0 | 0 | 0 |
| **Process** | **DM Plants/Softening** | **Washing** | **Tail race discharge from** |
| 0 | 0 | 0 | 0 |

* 19. Water budget calculations accounting for difference between water consumption and effluent generated.

0

20. Present treatment of sewage/canteen effluent (Give sizes/capacities of treatment units).

***Capacity of STP (m3/day)***

280

| ***Treatment unit*** | ***Size (mxm)*** | ***Retention time (hr)*** |
|---|---|---|
| 2 Nos. of STP's (200+80) KLD with total capacity of 280 KLD STP will be provided with MBBR Technology | 0 | 0 |

21. Present treatment of trade effluent (Give sizes/capacities of treatment units) (A schematic diagram of the treatment scheme with inlet/outlet characteristics of each unit operation/process is to be provided. Include details of residue Management system (ETP sludges)

***Capacity of ETP (m3/day)***

0

| ***Treatment unit*** | ***Size (mxm)*** | ***Retention time (hr)*** |
|---|---|---|
| 0 | 0 | 0 |

22.

| | |
|---|---|
| ***(i) Are sewage and trade effluents mixed together?*** | No |
| ***If yes, state at which stage-Whether before, intermittently or after treatment.*** | NA |

23. Capacity of treated effluent sump, Guard Pond if any.

| | | |
|---|---|---|
| ***Capacity of treated effluent sump (m3)*** | NA | |
| ***Effluent sump/Guard pond details*** | No | NA |
| ***If yes, state at which stage-Whether before, intermittently or after treatment.*** | No | NA |

24. Mode of disposal of treated effluent With respective quantity, m3/day

| | | | |
|---|---|---|---|
| ***(i) into stream/river (name of river)*** | 0 | ***(ii) into creek/estuary (name of Creek/estuary)*** | 0 |
| ***(iii) into sea*** | 0 | ***(iv) into drain/sewer (owner of sewer)*** | 109 |
| ***(v) On land for irrigation on owned land/ase land. Specify cropped area.*** | 0 | ***(vi) Connected to CETP*** | 0 |
| ***(vii) Quantity of treated effluent reused/ recycled, m3/day Provide a location map of disposal arrangement indicating the outler(s) for sampling. Treated effluent reused / recycled (m3/day)*** | 125 | | |

25. (a) Quality of untreated/treated effluents (Specify pH and concentration of SS, BOD,COD and specific pollutants relevant to the industry. TDS to be reported for disposal on land or into stream/river.

**Untreated Effluent**

| | |
|---|---|
| ***pH*** | 6.5-9.5 |

| | |
|---|---|
| ***SS (mg/l)*** | 400-450 |
| ***BOD (mg/l)*** | 300-400 |
| ***COD (mg/l)*** | 500-600 |
| ***TDS (mg/l)*** | 1000-2000 |

| ***Specific pollutant if any*** | ***Name*** | ***Value*** |
|---|---|---|
| 1 | 1 | 0 |

**Treated Effluent**

| | |
|---|---|
| ***pH*** | 6.5-7.5 |
| ***SS (mg/l)*** | <10 |
| ***BOD (mg/l)*** | <10 |
| ***COD (mg/l)*** | <50 |
| ***TDS (mg/l)*** | <500 |

| ***Specific pollutant if any*** | ***Name*** | ***Value*** |
|---|---|---|
| 1 | 1 | 0 |

(b) Enclose a copy of the latest report of analysis from the laboratory approved by State Board/ Committee/Central Board/Central Government in the Ministry of Environment expected characteristics of the untreated/treated effluent

NA

---

26. Fuel consumption

| ***Fuel Type*** | ***UOM*** | ***Fuel Consumption TPD/LKD*** | ***Calorific value*** |
|---|---|---|---|
| HSD | Kg/Day | 680 | 0 |
| ***Ash content*** | ***Sulphur content*** | ***Quantity*** | ***Other (specify)*** |
| 0 | 0 | 1 | 0 |

---

27. (a) Details of stack (process & fuel stacks: D. G. )

| ***(a) Stack number(s)*** | ***(b) Stack attached to*** | ***(c) Capacity*** | ***(d) Fuel Type*** |
|---|---|---|---|
| S1 | DG Set | 320 KVA | HSD |
| ***(e) Fuel quantiy (Kg/hr.)*** | ***(f) Material of construction*** | ***(g) Shape (round/rectangular)*** | ***(h) Height, m (above ground level)*** |
| 80 | MS | Round | 5 |
| ***(i) Diameter/Size, in meters*** | ***(j) Gas quantity, Nm3/hr.*** | ***(k) Gas temperature °C*** | ***(l) Exit gas velocity, m/sec.*** |
| 0.1 | 146.61 | 112 | 7.05 |
| ***(m) Control equipment preceding the stack*** | ***(n) Nature of pollutants likely to present in stack gases such as Cl2, Nox, Sox TPM etc.*** | ***(o) Emissions control system provided*** | ***(p) In case of D.G. Set power generation capacity in KVA*** |
| Acoustic Hood | SPM | Stack | 320 KVA |

---

| ***(a) Stack number(s)*** | ***(b) Stack attached to*** | ***(c) Capacity*** | ***(d) Fuel Type*** |
|---|---|---|---|
| S2-S3 | DG set (2 Nos) | 1200 KVA (each) | HSD |
| ***(e) Fuel quantiy (Kg/hr.)*** | ***(f) Material of construction*** | ***(g) Shape (round/rectangular)*** | ***(h) Height, m (above ground level)*** |
| 600 | MS | Round | 5 |
| ***(i) Diameter/Size, in meters*** | ***(j) Gas quantity, Nm3/hr.*** | ***(k) Gas temperature °C*** | ***(l) Exit gas velocity, m/sec.*** |
| 0.1 | 146.61 | 112 | 7.05 |

| (m) Control equipment preceding the stack | (n) Nature of pollutants likely to present in stack gases such as CI2, Nox, Sox TPM etc. | (o) Emissions control system provided | (p) In case of D.G. Set power generation capacity in KVA |
|---|---|---|---|
| Acoustic Hood | SPM | Stack | 1200 KVA X 2 Nos. |

27. (B) Whether any release of odoriferous compounds such as Mercaptans, Phorate etc. Are coming out from any storages or process house.

NA

28. Do you have adequate facility for collection of samples of emissions in the form of port holes, platform, ladder\etc. As per Central Board Publication “Emission regulations Part-III” ( December, 1985 )

| | | | |
|---|---|---|---|
| **Poart hole** | Yes | **Details** | Port holes will be provided. |
| **Platform** | Yes | **Details** | Platform will be provided. |
| **Ladder** | Yes | **Details** | Ladder will be provided. |

29. Quality of treated flue gas emissions and process emissions. Quantity of treated flue gas emissions and process emissions.

| Sr. No. | Stack attached to | Parameter | Concentration mg/Nm3 | flow (Nm3/hr) |
|---|---|---|---|---|
| 1 | DG set (3 Nos) | SPM | 54.59 | 146.61 |

(Specify concentration of criteria pollutants and industry/process-specific pollutants stack-wise. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/ Central Government in the Ministry of Environment & Forests. For proposed unit furnish expected characteristics of the emissions..

NA

## Part - D: Hazardous Waste aspect

30. Information about Hazardous Waste Management as defined in Hazardous Waste (Management & Handling ) Rules, 1989 as amended in Jan.,2000. Type/Category of Waste as per

***Waste (Annually) Schedule I***

| Cat No | Type | Qty | UOM |
|---|---|---|---|
| 5.1 | 5.1 Used or spent oil | 25 | Ltr/A |

| Max | Method of collection | Method of reception | Method of storage |
|---|---|---|---|
| | Manual | NA | Drum |

| Method of transport | Method of treatment | Method of disposal |
|---|---|---|
| Recycle | Recycle | Recycle |

***Waste (Annually) Schedule II***

31. Details about use of hazardous waste

| Name of hazardous waste/Spent chemical | Quantity used/month | Party from whom purchased | Party to whom sold |
|---|---|---|---|
| NA | 0 | NA | NA |

32.

***a. Details about technical capability and equipments available with the applicant to handle the Hazardous Waste***

NA

***b. Characteristics of hazardous waste(s) Specify concentration of relevant pollutants. Enclose a copy of the latest report of analysis from the laboratory approved by State Board/Central Board/Central Govt. in the ministry of Environment & Forests. For proposed units furnish expected characteristics***

NA

---

33.

***Copy of format of manifest/record Keeping practiced by the applicant.***

NA

---

34.

***Details of self-monitoring (source and environment system)***

0

---

35.

***Are you using any imported hazardous waste. If yes, give details.***

0

---

36.

***Copy of actual user Registration/certificate obtained from State Pollution Control Board/Ministry of Environment & Forests, Government of India, for use of hazardous waste.***

0

---

37.

***Present treatment of hazardous waste, if any (give type and capacity of treatment units)***

0

---

38. Quantity of hazardous waste disposal

***(i) Within factory***

0

***(ii) Outside the factory (specify location and enclose copies of agreement.)***

0

***(iii) Through sale (enclosed documentary proof and copies of agreement.)***

0

***(iv) Outside state/Union Territory, if yes particulars of (1 & 3 ) above.***

0

***(v) Other (Specify)***

0

---

## Part - E: Additional information

39.

***a. Do you have any proposals to upgrade the present system for treatment and disposal of effluent/emissions and/or hazardous waste.***

NA

***b. If yes, give the details with time- schedule for the implementation and approximate expenditure to be incurred on it.***

NA

---

---

40.

***Capital and recurring (O & M) expenditure on various aspect of environment protection such as effluent, emission, hazardous waste, solid waste, tree- plantation, monitoring, data acquisition etc. (give figures separately for items implemented/to be implemented).***

CAPITAL COST=137 LAKHS O&M COST=24 LAKHS

---

41.

***To which of the pollution control equipment, separate meters for recording consumption of electric energy are installed ?***

Control Panel

---

42.

***Which of the pollution control items are connected to D.G. Set (captive power source) to ensure their running in the event of normal power failure***

Stack/Chimney

---

43. Nature, quantity and method of disposal of non- hazardous solid waste generated separately from the process of manufacture and waste treatment. (Give details of area/capacity available in applicant's land)

| *Type* | *Quantity* | *UOM* | *Treatment* | *Disposal* | *Other Details* |
|---|---|---|---|---|---|
| Biodegradable waste | 475 | Kg/Day | OWC | will be used as manure for plantation | Recycle |
| Non Biodegradable waste | 712 | Kg/Day | Segregate | will be handed over to the local authorised vendor | Reuse |
| STP Sludge | 13 | Kg/Day | Drying | will be used as manure for plantation | Recycle |

---

44. Hazardous Chemicals – Give details of Chemicals and quantities handled and Stored.

***(i) Is the unit a Majot Accident Hazard unit as per Mfg.Storage Import Hazardous Chemicals Rules ?***

0

***(ii) Is the unit an isolated storage as defined under the MSIHC Rules ?***

0

***(iii) Indicate status of compliance of Rules 5,7,10,11,12,13 and 18 of the MSIHC Rules.***

0

***(iv) Has approval of site been obtained from the concerned authority?***

0

***(v) Has the unit prepared an off-site Emergency Plan? Is it updated ?***

0

***(vi) Has information on imports of Chemicals been provided to the concerned authority?***

0

***(vii) Does the unit possess a policy under the PLI Act?***

0

---

45. Brief details of tree plantation/green belt development within applicant's premises ( in hectors )

| *Open Space Availability* | *Plantation Done On* | *Number of Trees Planted* |
|---|---|---|
| 1496.40 Square meter | 0 Square meter(0.0 %) | 0 |

---

46.

***Information of schemes for waste Minimization, resource recovery and recycling - implemented and to be implemented, separately.***

STP,OWC,RWH,Solar will be provided for waste minimisation , resorce recovery and recycling.

47.

***(a) The applicant shall indicate whether Industry comes under Public Hearing, if so, the relevant documents such as EIA, EMP, Risk Analysis etc. shall be submitted, if so, the relevant documents enclosed shall be indicated accordingly.***

---

***(b) Any other additional information that the applicants desires to give***

NA

***(c) Whether Environmental Statement submitted ? If submitted, give date of submission.***

NA

48.

***I/We further declare that the information furnished above is correct to the best of my/our knowledge.***

49.

***I/We hereby submit that in case of any change from what is stated in this application in respect of raw materials, products, process of manufacture and
treatment and/or disposal of effluent, emission, hazardous wastes etc. In quality and quantity; a fresh application for Consent/Authorization shall be made and
until the grant of fresh Consent/Authorization no change shall be made.***

50.

***I/We undertake to furnish any other information within one month of its being called by the Board***

***Yours faithfully***

***Signature :***
***Name : Mr. Dharam C Kataria,***
***Designation : Managing Director***

## Additional Information

### Air Pollution

| Sr No. | Air Pollution Source | Pollutants | APCS Provided | Remark |
|---|---|---|---|---|
| 1 | DG Sets (3 Nos. ) | SPM, Noise | Stack, Accoustic hood | APCS & Sampling facilities will be provided |

| | | | |
|---|---|---|---|
| ***Separate EM Provided*** | No | ***Other Emission Sources*** | NA |
| ***Measures Proposed*** | Stack, Accoustic hood | ***Foul Smell Coming Out*** | No |
| ***Air Sampling Facility Details*** | Port holes, Ladder, Platform will be provided | | |

### D.G. Set Details

| Description | Capacity(KVA) | Remarks |
|---|---|---|
| DG Set (1 No.) | 320 | Stack, Accoustic hood & Port holes, Ladder, Platform will be provided |
| DG Set (2 Nso.) | 1200 | Stack, Accoustic hood & Port holes, Ladder, Platform will be provided |

### Hazardous Waste Generation

| Hazardous Waste | Quantity | UOM | Treatment | Disposal | Other Details |
|---|---|---|---|---|---|
| 5.1 Used or spent oil | 25 | Ltr/A | Recycle | Recycle | NA |

### CHWTSDF Details

| Member of CHWTSDF | CHWTSDF Name | Remarks |
|---|---|---|

### Cess Details

| Cess Applicable | Cess Paid | If Yes, UpTo |
|---|---|---|
| No | No | Jan 1 1900 12:00:00:000AM |

### Legal Actions

| Legal Action Taken | Legal Record Of Company | Legal Action Details | Remarks |
|---|---|---|---|
| No | | | |

### Bank Guarantee Applicable: No

## Annexure

#### Environment Clearance

| Date | Project Details | Capital Investment(Crs.) | Total Plot area(sq. mtrs.) | Total Built up area(sq. mtrs.) | Amendment/Extension |
|---|---|---|---|---|---|
| Jan 1, 1970 | | 0 | 0 | 0 | |

#### Consent to Establish

| Date | Capital Investment(Crs.) | Total Plot area(sq. mtrs.) | Total Built up area(sq. mtrs.) |
|---|---|---|---|

#### Consent to Operate

| Date | Capital Investment(Crs.) | Total Plot area(sq. mtrs.) | Total Built up area(sq. mtrs.) | CC/OC |
|---|---|---|---|---|

#### Application Details (Applied for Consent To Establish Expansion)

| Date | Applied For | Capital Investment(Crs.) | Total Plot area(sq. mtrs.) | Total Built up area(sq. mtrs.) |
|---|---|---|---|---|

**Remark/Present status and violation if any**

# MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781 /4037124/4035273
Fax : 24044532/4024068 /4023516
Email : enquiry@mpcb.gov.in
Visit At http://mpcb.gov.in

Kalpataru Point, 3rd & 4th floor, Sion- Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai - 400 022


*Infrastructure /Orange/LSI*
*Consent order No: BO/RO-HQ/EIC-HQ-0207-14/CE/CC-* 9980 *Date-* 30/10/2014

To,
**M/s. Anand Developers & Builders,**
**Jai Bhavani Co. Op Hsg. Society, CTS No. 507(p),**
**Gandhi Nagar, Pokhran Road No.2, Panchpakhadi, Thane.**

**Subject: Consent to Establish for Building/Construction project ORANGE category.**
**Ref : Minutes of CC meeting held on 17/10/2014.**

**Your application: CE1407000484**

**Dated: 25/06/2014**

**For: Consent to Establish for Building/Construction project.**

**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 under Rule 5 of the Hazardous Wastes (M, H & T M) Rules 2008 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 is granted for a period up to Commissioning of the project of 5 years whichever is earlier.**

2. **The proposed capital investment of the project is Rs. 71.87 Crs. (As per undertaking submitted by project proponent)**

   For development of land/ plot as new construction activities for construction of **Residential project with Slum Re-Development Scheme construction project** named as **M/s. Anand Developers & Builders, Jai Bhavani Co.Op Hsg. Society, CTS No. 507(p), Gandhi Nagar, Pokhran Road No.2, Panchpakhadi, Thane** on Total Plot Area of **6724.0 Sq.mtrs** and **Total Construction BUA of 35149.99 Sq.mtr** including utilities as per construction commencement certificate issued by local body.

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

| Sr. no. | Description | Permitted quantity of discharge (CMD) | Standards to be achieved | Disposal |
|---|---|---|---|---|
| 1. | Trade effluent | NIL | NA | NA |
| 2. | Domestic effluent | 268 | As per Schedule –I | 60% shall be reused & recycled and remaining shall be discharged in municipal sewer. |

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

| Sr. no. | Description of stack / source | Number of Stack | Standards to be achieved |
|---|---|---|---|
| 1. | DG set (200 KVA) | 1 | As per Schedule -II |
| 2. | DG set (180 KVA) | 1 | As per Schedule –II |





Maharashtra Polution Control Board Mumbai

5. **Conditions under Municipal Solid Waste (Management and Handling) Rule,2000:**

| Sr. no. | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|---|---|---|---|---|
| 1 | Biodegradable | 532 Kg/day | Organic Waste Convertor | Used as Manure |
| | Non-Biodegradable | 368 Kg/day | Segregate and Hand over to TMC for recycling | -- |
| 2 | STP Sludge | 20 Kg/day | Manure | |

6. **Conditions under Hazardous Waste (MH & TM) Rules, 2008 for treatment and disposal of hazardous waste:**

| Sr. No. | Type Of Waste | Category | Quantity | UOM | Treatment | Disposal |
|---|---|---|---|---|---|---|
| Nil | | | | | | |

7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

9. **The applicant should not take any effective steps for implementation of the project before obtaining Environmental Clearance as per EIA Notification 2006 and amendments thereto, As per Para 2 of EIA notification dated-14/09/2006, the effective steps include starting of any construction work or preparation of land by the project management. However as clarified by the MoEF vide office memorandum no. J-1103/41/2006-IA.II(I); Dated-19/8/2010,fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.**

10. **Applicant shall submit an affidavit within 15 days in the prescribed format towards not taking further effective steps prior to obtaining the EC.**

11. **Applicant shall submit an affidavit within 15 days in the prescribed format towards compliance of conditions prescribed in EC / CRZ and C to E.**



Maharashtra Pollution Control Board Mumbai

**For and on behalf of the**
**Maharashtra Pollution Control Board**

(Rajeev Kumar Mital, IAS)
Member Secretary

Received Consent fee of –

| Sr. No. | Amount(Rs.) | DD. No. | Date | Drawn On |
|---|---|---|---|---|
| 1. | 100100.00 | 221563 | 31/05/2014 | Union Bank of India |

Copy to:

1. **Regional Officer –Thane and Sub-Regional Officer- Thane-I MPCB,**
   **– They are directed to ensure the compliance of the consent conditions.**
2. **Chief Accounts Officer, MPCB, Mumbai.**
3. **CC/CAC desk- for record & website updation purpose**

## Schedule-I

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

1) **A] As per your application, you have proposed to install MBBR based Sewage Treatment Plant (STP) with the design capacity of 230CMD.**

   **B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.**

| Sr No. | Parameters | Standards prescribed by Board |
|---|---|---|
| | | Limiting Concentration in mg/l, except for pH |
| 01 | BOD (3 days 27oC ) | 30 |
| 02 | Suspended Solids | 50 |
| 03 | COD | 100 |
| 04 | Residual Chlorine | 1ppm |

   **C ) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.**

   **D) Project proponent shall operate STP for five years from the date of obtaining occupation certificate.**

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) **In case, the water consumption of the project is not covered under the water consumption of local body, in that situation, the project proponent shall submit the CESS Returns in the prescribed format given under the provision of Water (Prevention & Control of Pollution) Cess Act, 1977 and Rules made there under for various category of water consumption.**

   In case the water consumption is duly assessed under the quantity of water consumption of local body, the project proponent shall submit certificate to that effect from the concern local body with the request not to assess CESS on their water consumption, being already assessed on the water consumption of local body.

| Sr. no. | Purpose for water consumed | Water consumption quantity (CMD) |
|---|---|---|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 00 |
| 2. | Domestic purpose | 310 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 00 |

## Schedule-II

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

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

| Sr. No. | Stack Attached To. | APC System | Height in Mtrs. | Type of Fuel | Quantity & UoM | S % | $SO_2$ Kg/Day |
|---|---|---|---|---|---|---|---|
| 01. | DG set (200 KVA) | Acoustic Enclosure | 5.0* | HSD | 95 Ltr/hr | --- | --- |
| 02. | DG set (180 KVA) | Acoustic Enclosure | 5.0* each | | | | |

*** Above roof of the building in which it is installed.**

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:**

| | | |
|---|---|---|
| Particulate matter | Not to exceed | 150 $mg/Nm^3$. |

3. **The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration 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 during construction phase**

| | |
|---|---|
| a | During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters. |
| b | During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory. |
| c | Noise generating activity shall be carried out during day time only. |

## Schedule-III
## Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---|---|---|---|---|---|---|
| 1. | Consent to Establish | Rs. 5 lakhs | 15 Days | Towards compliance condition no. 10. | Till obtaining Environmental clearance from Competent authority. | Five years |

## Schedule-IV

**General Conditions:**

**The following general conditions shall apply as per the type of the industry.**

1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and environmental protection Act 1986 and Municipal Solid Waste (Management & Handling) Rule 2000 and E-Waste (Management & Handling Rule 2011.
3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
5) Conditions for D.G. Set
    a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
    b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
    c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
    d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.
    e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
    f) 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.
    g) D.G. Set shall be operated only in case of power failure.
    h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
    i) The applicant shall comply with the notification of MoEF dated 17.05.2002 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 Municipal Solid Waste (Management & Handling) Rule 2000 & 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) The industry 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.**





Maharashtra Pollution Control Board Mumbai

# SLUM REHABILITATION AUTHORITY

No.SRA/ENG/96/2019
Date 08 APR 2019

To
M/s. Heer Realty Ventures Pvt. Ltd.
Shop No.22, Sai Tirth Towers CHS Ltd.
Kopari, Thane (East)- 400603.

**Sub :** Request for effecting the change is the name of Developer's firm from M/s. Anand Developers & Builders to M/s. Heer Realty Ventures Private Ltd. in respect of SRS on land bearing S. No. 507 (pt), of Village- Panchpkhadi, at Pokharan Road No. 2, Thane (W). for "Jai Bhavani CHS Ltd."

**Ref:** Your representation dated 07.03.2019 addressed to Hon'ble CEO(SRA)

Sir,

Please refer to your above referred representation.

2. All the permission granted to you by this office in the name of M/s. Anand Developers & Builders are hereby transfered in the name of M/s. Heer Realty Ventures Private Ltd. as per your request.

The details of permissions are as under :

| | | |
|---|---|---|
| i) | Revised LOI No. | : SRS/TMC/TDD/727 dated 07.12.2016 |
| ii) | Amended IOA No. | : SRA/ENG/V.P. 2006/66 dated 08.12.2016 |
| iii) | Rehab Bldg. C.C. No. | : SRA/ENG/V.P.2006/66 dated 18.05.2017 |
| iv) | Sale Bldg. C.C. No. | : SRA/ENG/V.P.2006/66 dated 18.05.2017 (Rehab portion in Sale Bldg.) |
| v) | Rehab Bldg. Further C.C. No. | : SRA/ENG/V.P. 2006/66 dated 14.03.2019 |

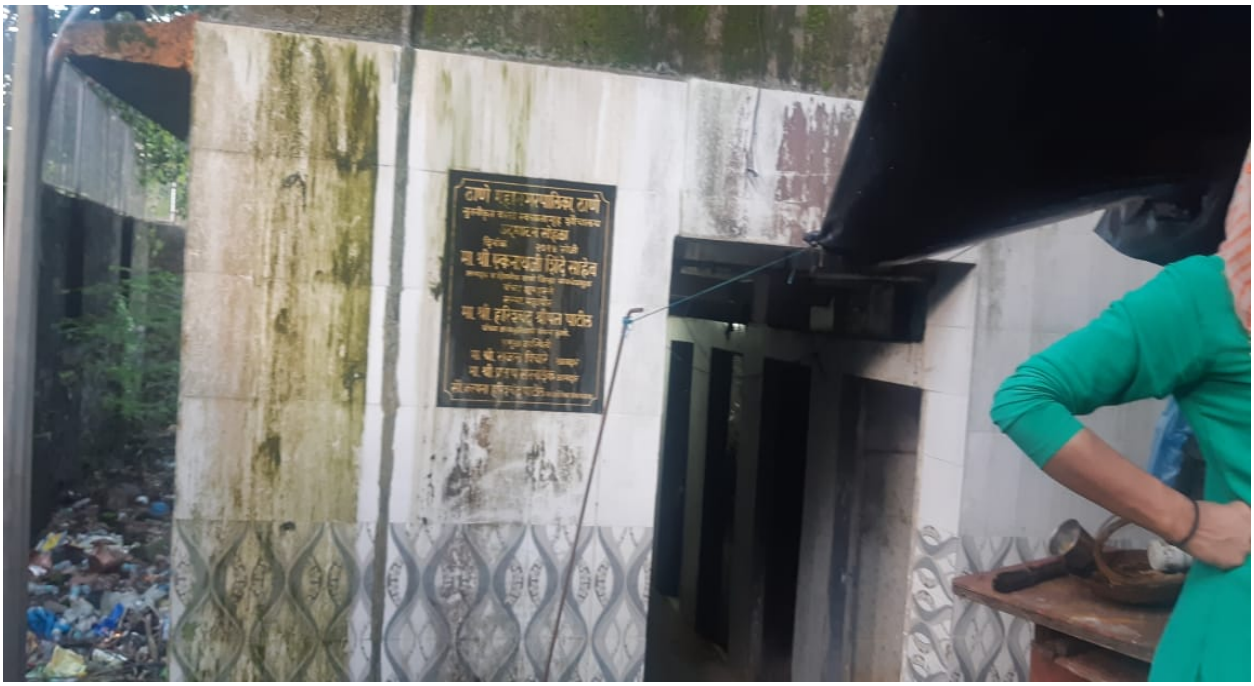
3. This letter is perused by Hon'ble CEO(SRA).

4. Your above referred representation is hereby disposed off.

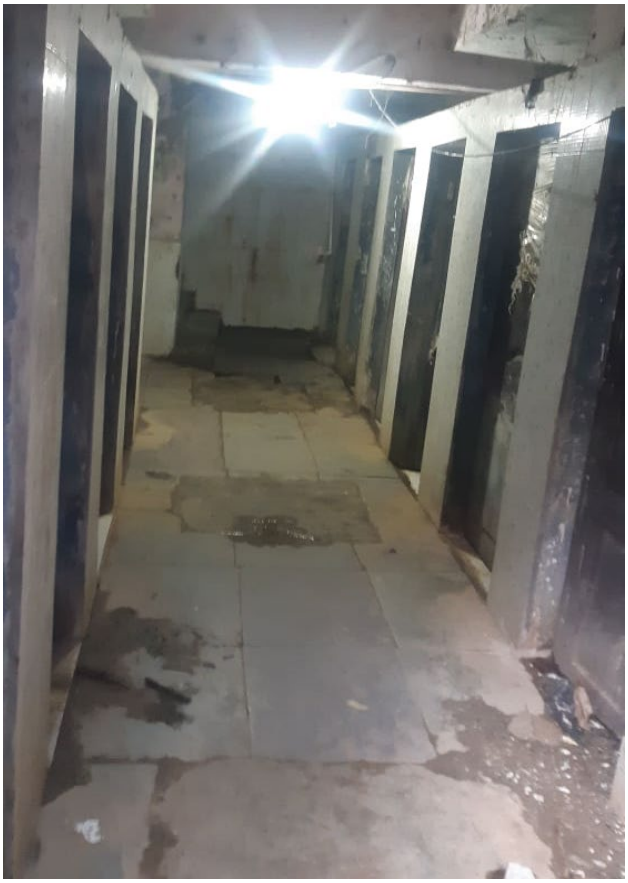
Your faithfully

08.04.19

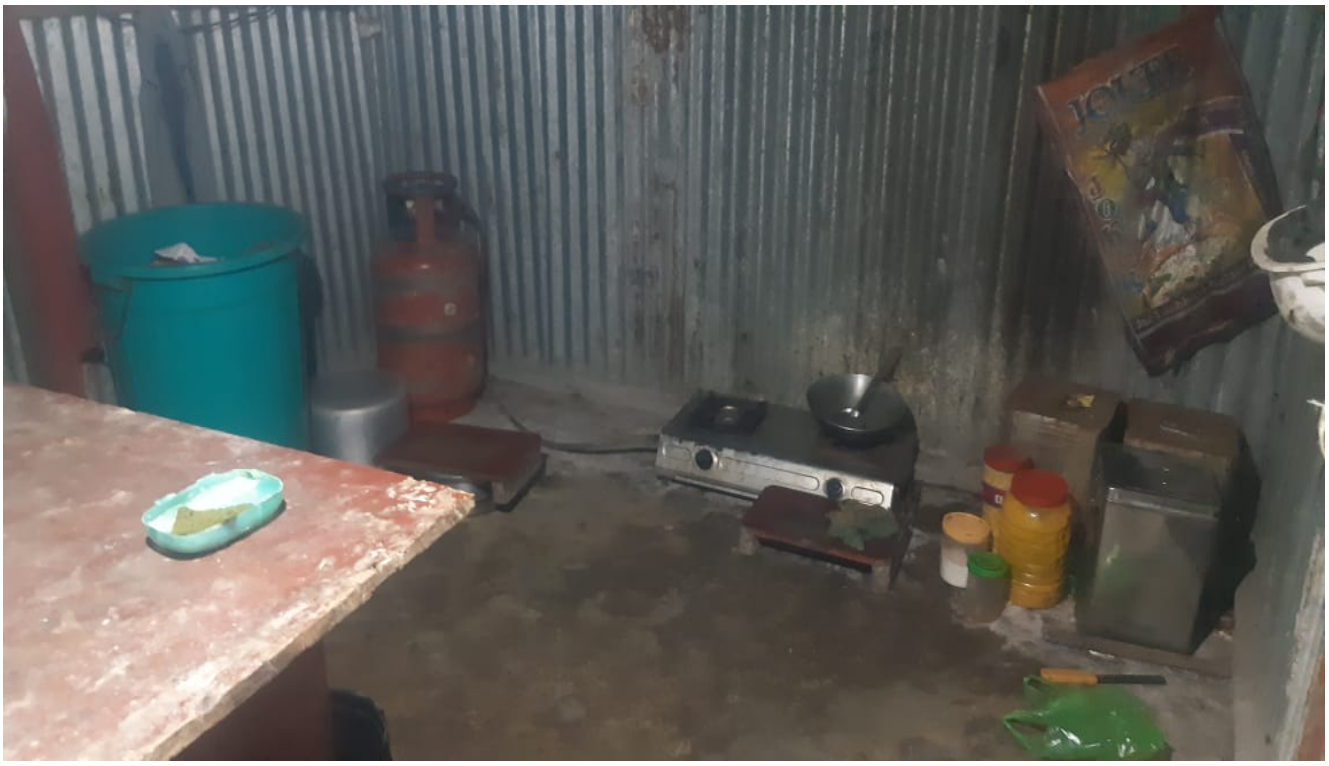
Executive Engineer (SRA-Thane)
Slum Rehabilitation Authority

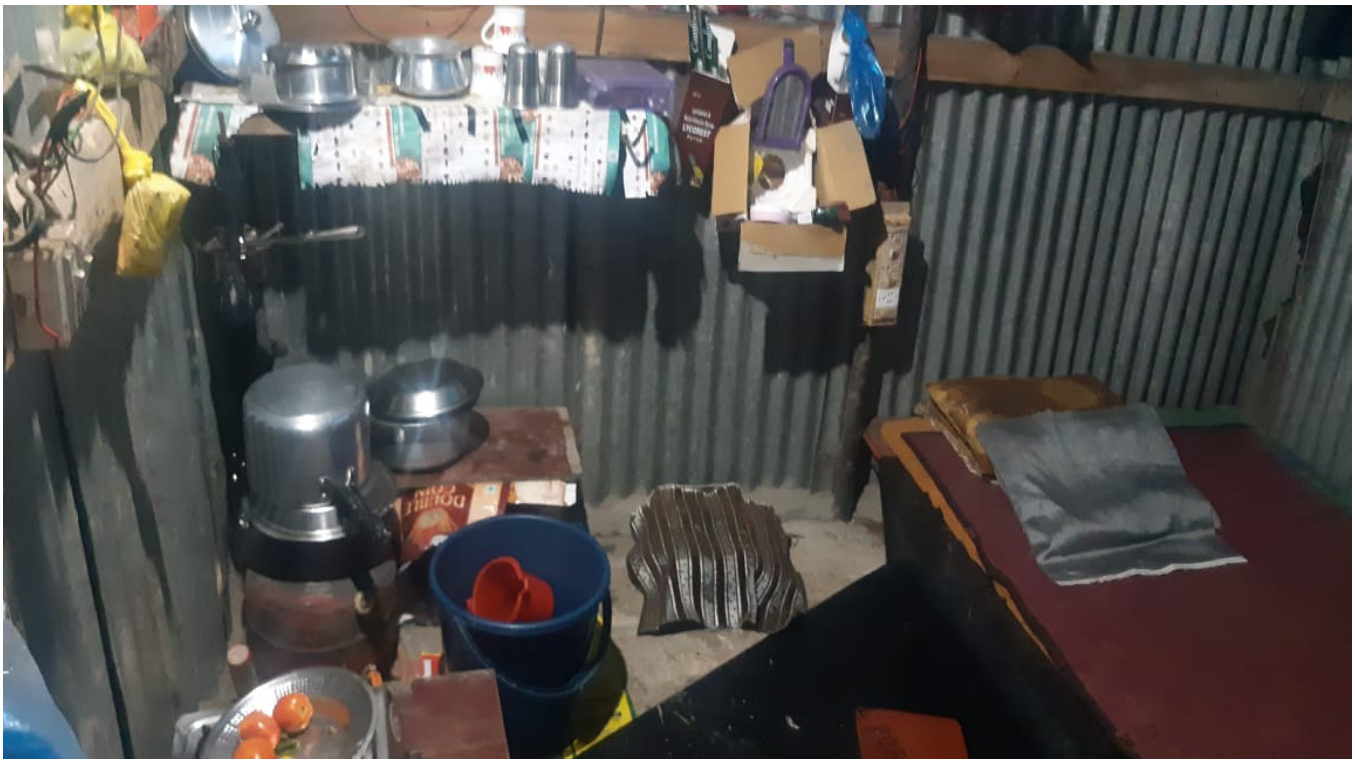


**Toilet for Labour**

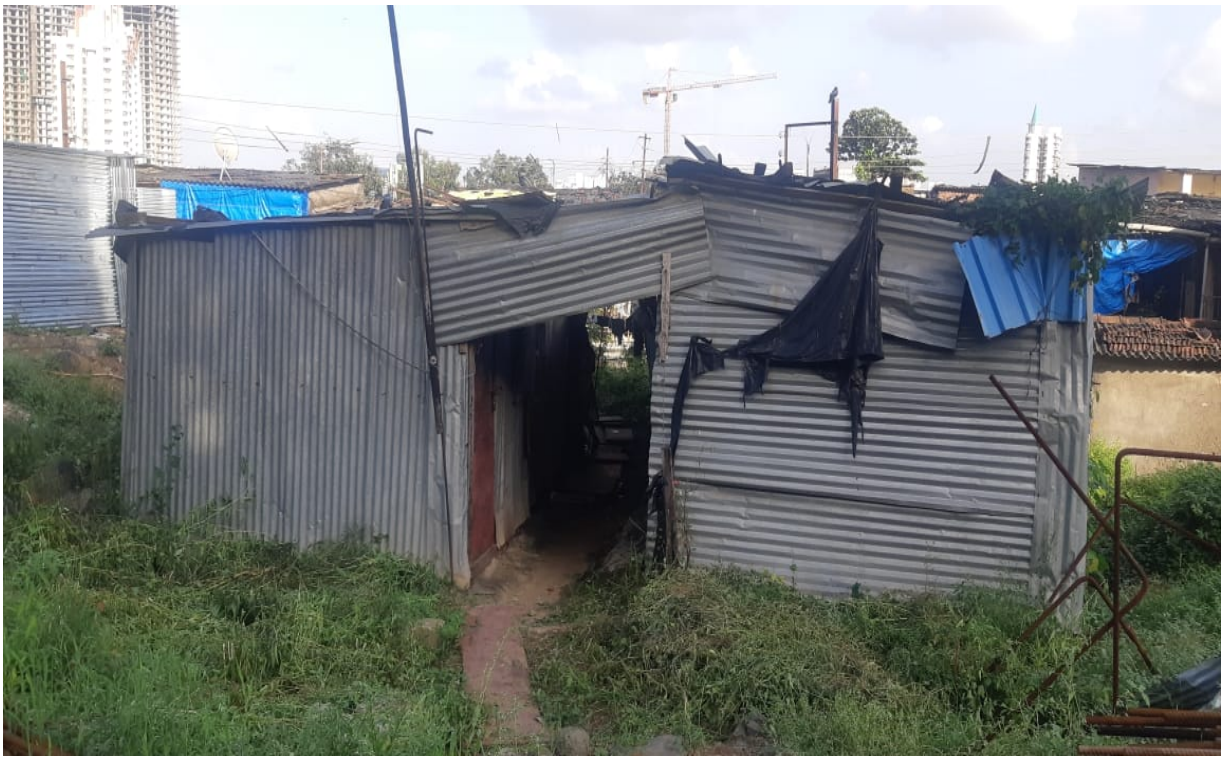


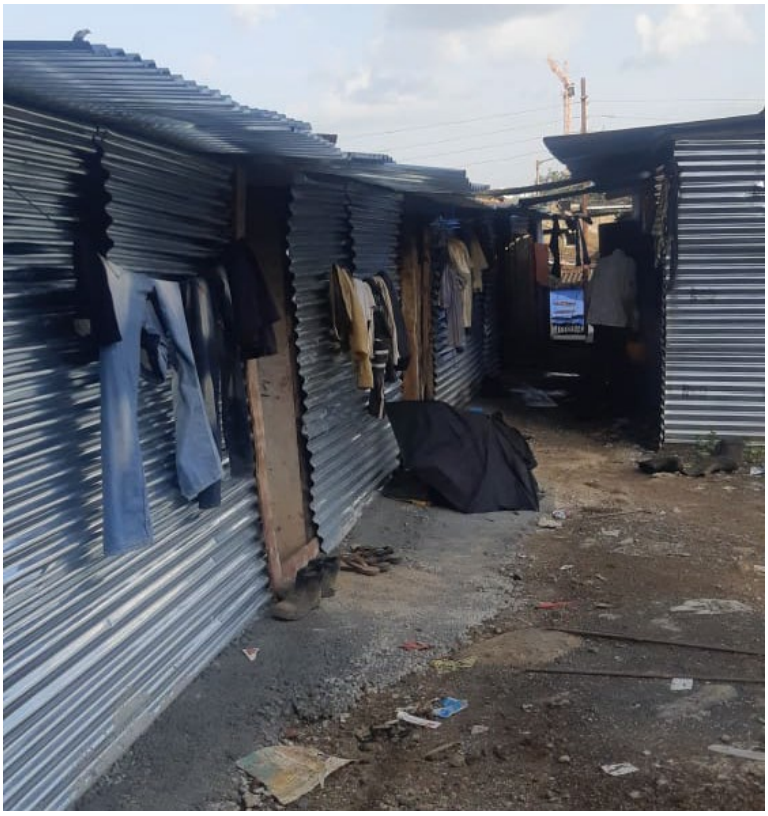
**Bathrooms for Labour**





**Cooking Arrangements for Labour**





**Labour hutment**


**Drinking Water Facility**