

Consent

From: Consent
Sent: Saturday, September 10, 2022 1:31 PM
To: ecompliance; apccfcentral-ngp-mef@gov.in
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2021 – March, 2022 for the Residential cum Commercial Project “Roop Rajat Park” at Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar
Attachments: PMR - Roop Rajat Park_Oct,21 - Mar,22.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, 2021 – March, 2022 for the Residential cum Commercial Project “Roop Rajat Park” at Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane, Maharashtra by M/s. Mahavir Associates.**

Reference: **Clearance letter no. SEIAA-EC-0000002217 dtd. 25.03.2020.**

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. Mahavir Associates

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



Thanks & Regards

Chandni Rupani

M/s. Enviro Analysts and Engineers Private Limited.

B-1003, Enviro House, 10th floor.

Western Edge-II, W.E Highway.

Borivali(E),Mumbai-400066

Tel No:91-22 2854 1647/48/49/67/68

Email: c.rupani@caepl.com

Contact No.: +91 9022334577

“File this email in an email folder and save a tree.”



M/s Mahavir Associates

Head Office : 23, 24 Roop Rajat Nagar, Opp. Cideo Colony, Tarapur Road, Boisar [W] Tel. : 02525-272500.
Site Office : Roop Rajat Park, Opp. Tata Hsg, Chihhar Road, Betagaon, Boisar [E] Tel. : 02525-284500

Date: 07/09/2022

To,
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Dear Sir,

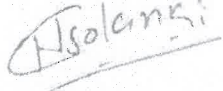
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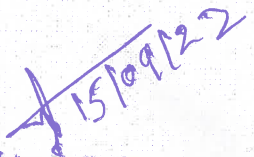
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Authorized Signatory

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


Maharashtra Pollution Control Board
Kopatsari Point, 2nd Floor
Opp. Cine Planet, S.
Mumbai - 400 001
Tel. 24010437 / 240
Website : www.mpcb.gov.in

0/c



M/s Mahavir Associates

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Handwritten signature: N. Solanki

Authorized Signatory

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

Handwritten signature: Mahavir
14-9-22
आवक लिपिक (नं. शा.)
पर्यावरण व बातावरण नियंत्रण विभाग
मंत्रालय, मुंबई ४०० ०३२



M/s Mahavir Associates

Head Office : 23, 24 Roop Rajat Nagar, Opp. Cidco Colony, Tarapur Road, Boisar [W] Tel : 02525-272500.
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Maharashtra.

Subject: Present status of Project work for the period of October, 2021 – March, 2022.

Reference: 1. Clearance letter no. SEIAA-EC-0000002217 dtd. 25.03.2020.

Dear Sir,

This is with reference to the above subject, our Residential cum Commercial Project 'Roop Rajat Park' at Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Palghar, Maharashtra by M/s. Mahavir Associates.

The present project status at site is as follows:

Wings	floors	Status
25	Gr/Stilt +4	Complete
44(Row House)	Gr+1	Complete

Thanking you,

Yours truly,

M/s. Mahavir Associates

Authorized Signatory

DATA SHEET

Developer

M/s. Mahavir Associates 'Roop Rajat Park'

**At Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, 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 Project
2.	Name of the project	Roop Rajat Park by M/s. Mahavir Associates
3.	Clearance letter (s) / OM/ no and date:	File no. SEIAA-EC-0000002217 Dtd 25.03.2020.
4.	Location	Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane.
a.	District (s)	Thane
b.	State (s)	Maharashtra
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. V E VARGHESE A-304, Roop solanki corner, sai dham saravali, 401501, Mobile- 9823774387
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. BALVANT PANERE, Roop Rajat aprk, Betegaon, Boisar (East) 401501. Mobile-9270438257
6.	Salient features	

a.	of the project	<ul style="list-style-type: none"> • Total Plot Area: 132320.00 sq.m • FSI Area: 96873.43 sq.m. • Non FSI Area: 18176.88 sq.m. • Total Construction Area: 115050.31 sq.m. <p>Building Configuration:</p> <table border="1" data-bbox="844 436 1458 1033"> <thead> <tr> <th>Building</th> <th>Configuration</th> </tr> </thead> <tbody> <tr> <td>Type 1</td> <td>Ground + 3 Floors</td> </tr> <tr> <td>Type 2</td> <td>Ground + 3 Floors</td> </tr> <tr> <td>Type 3A</td> <td>Ground + 3 Floors</td> </tr> <tr> <td>Type 3B</td> <td>St + 4 floors</td> </tr> <tr> <td>Type 3C</td> <td>St + 4 floors</td> </tr> <tr> <td>Type 3D</td> <td>St + 4 floors</td> </tr> <tr> <td>Type 4</td> <td>St + 4 floors</td> </tr> <tr> <td>Type 5</td> <td>Ground + 1 Floor</td> </tr> <tr> <td>Type 6</td> <td>Ground + 1 Floor</td> </tr> <tr> <td>Type 7</td> <td>Ground + 1 Floor</td> </tr> <tr> <td>CFC 1</td> <td>Ground + 2 Floors</td> </tr> <tr> <td>CFC 2</td> <td>Ground + 2 Floors</td> </tr> <tr> <td>Club House 1</td> <td>Ground</td> </tr> <tr> <td>Club House 2</td> <td>Ground</td> </tr> </tbody> </table>	Building	Configuration	Type 1	Ground + 3 Floors	Type 2	Ground + 3 Floors	Type 3A	Ground + 3 Floors	Type 3B	St + 4 floors	Type 3C	St + 4 floors	Type 3D	St + 4 floors	Type 4	St + 4 floors	Type 5	Ground + 1 Floor	Type 6	Ground + 1 Floor	Type 7	Ground + 1 Floor	CFC 1	Ground + 2 Floors	CFC 2	Ground + 2 Floors	Club House 1	Ground	Club House 2	Ground
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b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>STP of total capacity 950 KLD will be provided for treating the wastewater.</p> <p>Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to MCGM sewer line.</p> <p>2. <u>Water Management:</u></p> <p>Rain Water Harvesting tanks shall be provided to store the collected water.</p> <p>RWH tanks will be provided with total capacity of 948 KLD.</p> <p>3. <u>Solid Waste Management:</u></p> <p>Bio-degradable waste will be treated in OWC & Dry waste will be handed over to Local recyclers for recycling & dried sludge from STP will be used as manure.</p> <p>4. Solar energy will be used for streets and landscape lighting.</p>																														
7.	Break Up Of the project Area																															

a.	Submerge area : forest & :non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> • Total Plot Area: 132320.00 sq.m. • FSI Area: 96873.43 sq.m. • Non FSI Area: 18176.88 sq.m. • Total Construction Area: 115050.31 sq.m.
8.	Break-up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs. 151.15 Cr.

b.	Allocation made for environmental management plans with item wise and year wise break-up	<p>EMP Cost:</p> <p>Construction phase:</p> <table border="1" data-bbox="836 304 1453 793"> <thead> <tr> <th>Parameter</th> <th>Total Cost per annum (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td>Water Sprinkling, Green Belt Development, Covered storage area</td> <td>1.50</td> </tr> <tr> <td>Health, Safety & First Aid Facility</td> <td>3.50</td> </tr> <tr> <td>Sanitary facility and wastewater management</td> <td>1.50</td> </tr> <tr> <td>Environmental Monitoring as per stipulation in EC & Consent</td> <td>3.00</td> </tr> <tr> <td>Total</td> <td>9.5</td> </tr> </tbody> </table> <p>Operation Phase:</p> <table border="1" data-bbox="836 856 1463 1276"> <thead> <tr> <th>Description</th> <th>Capital cost Rs. In Lacs</th> <th>O & M cost (Rs. in Lacs/yr)</th> </tr> </thead> <tbody> <tr> <td>Rain water Harvesting</td> <td>99</td> <td>4.60</td> </tr> <tr> <td>Solid Waste Management</td> <td>16</td> <td>8</td> </tr> <tr> <td>Sewage treatment plant</td> <td>237</td> <td>59</td> </tr> <tr> <td>Energy Conservation</td> <td>218</td> <td>22</td> </tr> <tr> <td>Landscaping</td> <td>8</td> <td>3</td> </tr> </tbody> </table>		Parameter	Total Cost per annum (Rs. In Lacs)	Water Sprinkling, Green Belt Development, Covered storage area	1.50	Health, Safety & First Aid Facility	3.50	Sanitary facility and wastewater management	1.50	Environmental Monitoring as per stipulation in EC & Consent	3.00	Total	9.5	Description	Capital cost Rs. In Lacs	O & M cost (Rs. in Lacs/yr)	Rain water Harvesting	99	4.60	Solid Waste Management	16	8	Sewage treatment plant	237	59	Energy Conservation	218	22	Landscaping	8	3
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c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---																															
d.	Whether (c) includes the cost of environmental management as shown in the above	---																															
e.	Actual expenditure incurred on the project so far	Rs. 50 Cr.																															
f.	Actual expenditure incurred on the environmental management plans so far	<table border="1" data-bbox="836 1640 1453 1839"> <thead> <tr> <th>Particulars</th> <th>Till September, 2021</th> </tr> </thead> <tbody> <tr> <td>STP</td> <td>1,05,00,000</td> </tr> <tr> <td>RWH</td> <td>18,50,000</td> </tr> <tr> <td>Landscaping</td> <td>4,00,000</td> </tr> </tbody> </table>		Particulars	Till September, 2021	STP	1,05,00,000	RWH	18,50,000	Landscaping	4,00,000																						
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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: 13,868 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. 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)	2011
b.	Date of completion (Actual and/ of planned)	2030
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 report	14.12.2021; 22.03.2022
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	<ul style="list-style-type: none"> File no. SEIAA-EC-0000002217 Dtd 25.03.2020.

COMPLIANCE REPORT

Developer

M/s. Mahavir Associates 'Roop Rajat Park'

**At Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar,
Dist- Thane.**

COMPLIANCE REPORT

TERMS & CONDITIONS

Specific Conditions:

1.	The committee decided to forward the proposal to SEIAA subject to submission of affidavit regarding the project which was appraised by SEAC-2 is the same project & there is no change in layout or building configuration etc.	The condition is noted and agreeable to the same.
2.	PP to ensure that CER plan gets approved from Municipal Commissioner.	CER shall be implemented as part of EMP as prescribed by SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30,2020. Copy is enclosed as Annexure II.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Yes, we noted the condition and agreeable to the same...
4.	SEIAA decided to grant EC for – FSI:96873.43 m2, Non-FSI: 18176.88 m2 and Total BUA:115050.31 m2 (Plan Approval no-Mahsul/Ka-1/Mej 1/Bi.She.P/S.R./C.R.01/2009)	Yes, we noted the condition and agreeable to the same.

General Conditions:

1.	E-waste shall be disposed through authorized vendor as per E-waste (Management & Handling) Rules, 2016.	For the Residential part of the project, there will be no generation of E-waste but the domestic waste generated will be handed over to local vendor. For the Commercial part of the project, E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
2.	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.	Condition is noted.

3.	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.	ESZ Boundary for SGNP is already published. This project site does not fall under the ESZ boundary as notified.
4.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
5.	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.	As per the Local authority scheme. The development will be as per the local planning authority norms. The development is done as per the approval, HRC NOC is also received.
6.	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.	<u>Consent to Establish is received from MPCB.</u> <ul style="list-style-type: none"> • Consent EIC No. TN-3473-12 dtd. 13.03.2012. Copy is enclosed.
7.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Adequate numbers of toilets for Labour, provision of potable water etc. to maintain sanitary and hygienic measures are taken.
8.	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. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labor camps.

9.	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.	The solid waste generated shall be properly collected and segregated. Biodegradable Waste shall be processed in OWC and manure so obtained will be used for landscaping Non-biodegradable Waste shall be managed through recyclers.
10.	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.	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.
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been provided which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping from time to time.
13.	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.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	<ul style="list-style-type: none"> • The green area proposed is 13,868 Sq. m. Accordingly same will be provide as per approved plan. • A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. • Plantation Details: Species will be selected as per CPCB green belt guidelines and

		common species available in the proposed area.
15.	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.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
16.	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.	There will be no generation of hazardous waste at site but proper care would be taken following the norms to disposal of the hazardous material at site.
17.	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 would be generated from the site, will be disposed through Authorized vendor of MPCB.
18.	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.	DG set specifications shall be as per CPCB norms.
19.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken	Use in emergency. Necessary permission of competent authority will be taken to store diesel in the premises for operation of DG set.
20.	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 are allowed on the site for transfer of material.
21.	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	Following care are taken regarding noise levels with conformation to the residential area. 1. Earth moving equipment's creating less Noise pollution will be used.

	to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>2. Noise shields near the heavy construction operations are provided.</p> <p>3. Construction activities are limited to daytime hours only.</p> <p>4. Site is barricaded from all sides.</p> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.</p>
22.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003 (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	Yes, Ready mixed concrete added with fly ash is used in the construction.
23.	Ready mixed concrete must be used in building construction.	Yes, Ready mixed concrete added with fly ash is being used in the construction.
24.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Rainwater from terraces and other open area is diverted to recharge pits for ground water recharge.
25.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is being used to reduce water demand during construction.
26.	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.

27.	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. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	STP of 950 KLD will be provided for treating the wastewater. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
28.	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.
29.	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.
30.	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.
31.	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.	Glazing area will be maintained below 40% of the façade area for the residential buildings.
32.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	<ul style="list-style-type: none"> • Roof insulation 50 mm expanded polystyrene or equivalent insulation. • Heat reflective double-glazed glass provided on external façade for the residential buildings.
33.	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	A separate energy conservation report attached with this report.

	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.	
34.	Diesel power generating sets proposed as sources 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 GD 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 are provided as back up for Residential buildings. About 5 Nos. of DG with capacities 75 kVA shall be provided. DG will be provided with silencer & acoustic enclosures. The stacks are provided as per MPCB norms.
35.	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 standard for day and night time. Monitoring report of noise levels attached.
36.	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.	<ul style="list-style-type: none"> 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 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

		<p>impacts have been mitigated by the suggested measures in the “air control and management section”.</p> <ul style="list-style-type: none"> • Anti-honking sign boards are 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. • Traffic signage boards are displayed at every chronic point.
37.	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.	Efforts for the Opaque wall will meet prescriptive requirement as per draft Energy Conservation Building Code by use of appropriate thermal insulation material to fulfill requirement.
38.	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.
39.	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.
40.	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.	Environmental Clearance is already obtained.
41.	Six monthly monitoring reports should be submitted to Regional Office MOEF, Nagpur with copy to this department and MPCB.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
42.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the	Condition is noted.

	buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	
43.	Wet garbage should be treated by Organic Waste Converter and treated waste (Manure) should be utilized in existing premise for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	Wet garbage is treated by Organic Waste Converter with curing system and manure shall be used for gardening.
44.	Local body should ensure that no occupation certification is issued prior tom operation of STP/MSW site etc. with due permission of MPCB.	Condition is noted.
45.	A complete set of all the documents submitted to Department should be forwarded to the MPCB	Complete set of all the documents submitted to the MPCB.
46.	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.
47.	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.
48.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks- up. These costs 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	EMP Cost has been worked out and allocated. Year wise expenditure of the same is submitted to MPCB, Env. Dept along with the six-monthly compliance report. EMP Cost: Construction phase:

	expenditure should reported to the MPCB and this department.	<table border="1"> <thead> <tr> <th>Parameter</th> <th>Total Cost per annum (Rs. In Lacs)</th> </tr> </thead> <tbody> <tr> <td>Water Sprinkling, Green Belt Development, Covered storage area</td> <td>1.50</td> </tr> <tr> <td>Health, Safety & First Aid Facility</td> <td>3.50</td> </tr> <tr> <td>Sanitary facility and wastewater management</td> <td>1.50</td> </tr> <tr> <td>Environmental Monitoring as per stipulation in EC & Consent</td> <td>3.00</td> </tr> <tr> <td>Total</td> <td>9.5</td> </tr> </tbody> </table>	Parameter	Total Cost per annum (Rs. In Lacs)	Water Sprinkling, Green Belt Development, Covered storage area	1.50	Health, Safety & First Aid Facility	3.50	Sanitary facility and wastewater management	1.50	Environmental Monitoring as per stipulation in EC & Consent	3.00	Total	9.5							
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Description	Capital cost Rs. In Lacs	O & M cost (Rs. in Lacs/yr)																			
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49.	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 .	The Condition is noted.																			
50.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.																			

	to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	
51.	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.	Condition is noted.
52.	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 , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.
53.	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.	We are regularly submitting six monthly reports to Nagpur, Mantralaya & MPCB.
54.	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the	Condition is noted.

	respective Regional Offices of MoEF by e-mail.	
55.	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	Condition is noted.
56.	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.	Yes, we noted the condition and agreeable to the same.
57.	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 and agreeable to the same.
58.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.	The EC received SEIAA-EC-0000002217 Dtd 25.03.2020. The validity of this EC will be 7 years from 25.03.2020.
59.	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.

60.	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.
61.	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.	Yes, we noted the condition and agreeable to the same.

ENERGY CONSERVATION MEASURES

Developer

Developer

M/s. Mahavir Associates 'Roop Rajat Park'

**At Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar,
Dist- Thane.**

ENERGY CONSERVATION MEASURES

Energy Savings Summary for Project					
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	8	3.2	5	60%
2	Parking - T5 lights	36	27	9	25%
3	LED -Lobby & staircase lights - 60% Solar	74	29	44	60%
4	Lifts - with VFD & Regenerative Type	222	155	67	30%
5	Solar Hot Water system	7290	3645	3645	50%
Conventional Loads					
6	Plumbing System Load	179	179		
7	OWC	8	8		
8	STP	75	75		
9	Sub-station Room Ventilation	4	4		
11	Flats	7290	7290		
12	Shops	459	459		
13	Society office/ Welfare Centre	50	50		
14	Balwadi	50	50		
	Total	15,743	11,974	3,770	

Overall Saving for the Project	24%
Total Units saved based on Unit Consumption - (Kw)	3770
Total Units saved based on working hours - (Kw/day)	8,185
Total Units saved annually - (kwh/Yr)	2,987,407
Annual Savings in Rs with Electrical cost @Rs.5/unit	14,937,037

HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT

OF

Residential cum Commercial Project

For

October, 2021 – March, 2022

Developer

M/s. Mahavir Associates 'Roop Rajat Park'

**At Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar,
Dist- Thane.**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Water Sample Analysis Report

Report No. - EAEPL/PM/MA/15-12/12/2021		Report Date- 22.12.2021	
Name of Customer	M/s. Mahavir Associates		
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		Reference - Verbal
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	Near Main Gate of Const. Area PM/W/15-12/12/21	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	14.12.2021	Date of Receipt	15.12.2021
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	15.12.2021 to 22.12.2021		
Report for the month	December, 2021		

Parameters	Unit	Results	IS 10500:2012 Limits		Method
			Acceptable Limit	Permissible Limit	
pH	-	7.05	6.5-8.5	No Relaxation	IS 3025 (Part 11) (1983) Reaffirmed 2017
Total Dissolved Solid	mg / l	244.00	500	2000	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	1	5	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	82.19	250	1000	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	182.35	200	600	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	37.68	75	200	IS 3025 (Part 40) (1991) Reaffirmed 2019
Alkalinity	mg / l	55.28	200	600	IS 3025 (Part 23) (1986) Reaffirmed 2019
Residual chlorine	mg / l	< 0.10	0.20	1	IS 3025 (Part 26) (1986) Reaffirmed 2019
Sulphate	mg / l	19.48	200	400	IS 3025 (Part 24) (1986) Reaffirmed 2019
Nitrate	mg / l	0.42	45	No Relaxation	APHA 4500 NO ₃ - B (23 rd Edition)
Fluoride	mg / l	0.40	1	1.5	APHA 4500 F-D (23 rd Edition)
Heavy Metals:					
Iron (Fe)	mg / l	0.142	0.3	No Relaxation	IS 3025 (Part 53) (2003) Reaffirmed 2019
Copper (Cu)	mg / l	0.030	0.05	1.5	IS 3025 (Part 42) (1992) Reaffirmed 2019
Zinc (Zn)	mg / l	0.098	5	15	IS 3025 (Part 49) (1994) Reaffirmed 2019
Lead (Pb)	mg / l	0.002	0.01	No Relaxation	IS 3025 (Part 47) (1994) Reaffirmed 2019
Chromium (Cr)	mg / l	0.018	0.05	No Relaxation	IS 3025 (Part 52) (2003) Reaffirmed 2019
Microbiological Analysis:					
Total Coliform	MPN/100ml	Absent	Nil	Should not be detectable in any 100ml sample	IS 1622:1981 (Reaffirmed 2009)
<i>E coli</i>	MPN/100ml	Absent	Absent	Absent	IS 1622:1981 (Reaffirmed 2009)

-----End-----

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

Authorized Signatory

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.

Ambient Air Quality Monitoring Report

Report No. -EAEPL/PM/MA/15-05/12/2021		Report Date - 22.12.2021	
Name of Customer	M/s. Mahavir Associates		
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	PM/A/15-05/a,b,c,d/12/21 (Near Main Gate of Const. Area)	Sample Quantity and Packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 Nos. PVC bottle. NO _x = 30ml * 2 Nos. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	14.12.2021	Date of Receipt	15.12.2021
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	15.12.2021 to 22.12.2021		
Report for the month	December, 2021		

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
30.0	56.0	8 Hours	
RESULTS			
Monitoring Locations	Near Main Gate of Const. Area	NAAQS LIMITS	METHOD
Pollution Parameters	PM/A/15-05/a,b,c,d/12/21		
R.S.P.M (PM ₁₀) (µg/m ³)	47.03	100 µg/m ³	IS 5182 Part 23
R.S.P.M (PM _{2.5}) (µg/m ³)	18.71	60 µg/m ³	EAEPL/LAB/SOP/AIR/05
SO ₂ (µg/m ³)	17.03	80 µg/m ³	IS 5182 Part 2 (2001) Reaffirmed 2017
NO _x (µg/m ³)	20.34	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

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

Authorized Signatory

- 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.

Ambient Noise Level Monitoring Report

Report No.-EAEPL/PM/MA/15-08/12/2021			Report Date - 22.12.2021
Name of Customer	M/s. Mahavir Associates		Reference – Verbal
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	PM/N/15-08/12/21	Sample Quantity and Packing	Not Applicable
Date of Sampling	14.12.2021	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	December, 2021		

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.8	44.5	55	45
Near Sales Office	dB(A) Leq.	53.9	44.1	55	45
Near Centreside of Site	dB(A) Leq.	54.8	43.2	55	45
Near Backside of Site	dB(A) Leq.	53.2	44.4	55	45

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

-----End-----

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

Authorized Signatory

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Soil Sample Analysis Report

Report No.-EAEPL/PM/MA/15-07/12/2021		Report Date - 22.12.2021	
Name of Customer	M/s. Mahavir Associates		Reference – Verbal
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	Centreside of Site PM/S/15-07/12/21	Sample Quantity and Packing	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	14.12.2021	Date of Receipt	15.12.2021
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	15.12.2021 to 22.12.2021		
Report for the month	December, 2021		

Parameters	Unit	Results	Methods
pH	-	7.57	IS 2720 (Part 26):1987, Reaffirmed:2016
Electrical Conductivity	μS/cm	292.34	IS 14767:2000, Reaffirmed:2021
Organic Matter	%	2.34	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.78	EAEPL/LAB/SOP/SOIL/11
Total Kjeldhal Nitrogen	mg/kg	849.61	IS 14684:1999 (Reaffirmed 2019)
Soil Moisture	%	14.57	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	35.95	EAEPL/LAB/SOP/SOIL/10
Chlorides	mg/kg	87.07	APHA 4500 Cl-B and ISRIC Soil analysis procedure, Page No:13-6
Calcium	mg/kg	2094.51	EPA 9080
Magnesium	mg/kg	107.07	EPA 9080
Sulphate	mg/kg	31.59	IS 3025 (Part 24):1986, (Water Extract 1:10) Reaffirmed 2019
Sodium (Na)	mg/kg	3108.46	SW-846 Method 3050B
Potassium (K)	mg/kg	2948.72	SW-846 Method 3050B
Heavy Metals:			
Iron	mg/kg	87316.84	SW-846 Method 3050B
Copper	mg/kg	103.47	SW-846 Method 3050B
Lead	mg/kg	101.76	SW-846 Method 3050B
Zinc	mg/kg	124.07	SW-846 Method 3050B

-----End-----

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

Authorized Signatory

- 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.

Water Sample Analysis Report

Report No. - EAEPL/PM/MA/23-12/03/2022		Report Date- 30.03.2022	
Name of Customer	M/s. Mahavir Associates		Reference - Verbal
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	Near Main Gate of Const. Area PM/W/23-12/03/22	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	22.03.2022	Date of Receipt	23.03.2022
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	23.03.2022 to 30.03.2022		
Report for the month	March, 2022		

Parameters	Unit	Results	IS 10500:2012 Limits		Method
			Acceptable Limit	Permissible Limit	
pH	-	7.28	6.5-8.5	No Relaxation	IS 3025 (Part 11) (1983) Reaffirmed 2017
Total Dissolved Solid	mg / l	256.00	500	2000	IS 3025 (Part 16) (1984) Reaffirmed 2017
Turbidity	NTU	< 1.00	1	5	IS 3025 (Part 10) (1984) Reaffirmed 2017
Chlorides as Cl	mg / l	72.93	250	1000	IS 3025 (Part 32) (1988) Reaffirmed 2019
Total Hardness	mg / l	144.00	200	600	IS 3025 (Part 21) (2009) Reaffirmed 2019
Calcium	mg / l	38.48	75	200	IS 3025 (Part 40) (1991) Reaffirmed 2019
Alkalinity	mg / l	63.13	200	600	IS 3025 (Part 23) (1986) Reaffirmed 2019
Residual chlorine	mg / l	< 0.10	0.20	1	IS 3025 (Part 26) (1986) Reaffirmed 2019
Sulphate	mg / l	24.60	200	400	IS 3025 (Part 24) (1986) Reaffirmed 2019
Nitrate	mg / l	0.65	45	No Relaxation	APHA 4500 NO ₃ - B (23 rd Edition)
Fluoride	mg / l	0.24	1	1.5	APHA 4500 F-D (23 rd Edition)
Heavy Metals:					
Iron (Fe)	mg / l	0.146	0.3	No Relaxation	IS 3025 (Part 53) (2003) Reaffirmed 2019
Copper (Cu)	mg / l	0.032	0.05	1.5	IS 3025 (Part 42) (1992) Reaffirmed 2019
Zinc (Zn)	mg / l	0.104	5	15	IS 3025 (Part 49) (1994) Reaffirmed 2019
Lead (Pb)	mg / l	0.001	0.01	No Relaxation	IS 3025 (Part 47) (1994) Reaffirmed 2019
Chromium (Cr)	mg / l	0.021	0.05	No Relaxation	IS 3025 (Part 52) (2003) Reaffirmed 2019
Microbiological Analysis:					
Total Coliform	MPN/100ml	< 1	Nil	Should not be detectable in any 100ml sample	IS 1622:1981 (Reaffirmed 2019)
<i>E coli</i>	/100ml	Absent	Absent	Absent	IS 1622:1981 (Reaffirmed 2019)

-----End-----

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



Authorized Signatory

- 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.

Ambient Air Quality Monitoring Report

Report No. -EAEPL/PM/MA/23-05/03/2022		Report Date - 30.03.2022	
Name of Customer	M/s. Mahavir Associates		
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		Reference – Verbal
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	PM/A/23-05/a,b,c,d/03/22 (Near Main Gate of Const. Area)	Sample Quantity and Packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO _x = 30ml * 2 Nos. PVC bottle. NO _x = 30ml * 2 Nos. PVC bottle.
		Sample Preservation	Filter papers – Transported and stored in desiccator. PVC bottles - Transported and stored at 5°C (±1 °C).
Date of Sampling	22.03.2022	Date of Receipt	23.03.2022
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	23.03.2022 to 30.03.2022		
Report for the month	March, 2022		

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
33.0	62.0	8 Hours	
RESULTS			
Monitoring Locations	Near Main Gate of Const. Area	NAAQS LIMITS	METHOD
Pollution Parameters	PM/A/23-05/a,b,c,d/03/22		
R.S.P.M (PM ₁₀) (µg/m ³)	44.39	100 µg/m ³	IS 5182 Part 23
R.S.P.M (PM _{2.5}) (µg/m ³)	18.75	60 µg/m ³	EAEPL/LAB/SOP/AIR/05
SO ₂ (µg/m ³)	16.25	80 µg/m ³	IS 5182 Part 2 (2001) Reaffirmed 2017
NO _x (µg/m ³)	18.83	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2017

Remark: All the measured values are within NAAQS limits.

-----End-----

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

Authorized Signatory

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Ambient Noise Level Monitoring Report

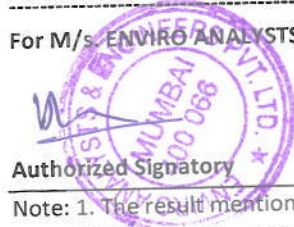
Report No.-EAEPL/PM/MA/23-08/03/2022			Report Date - 30.03.2022
Name of Customer	M/s. Mahavir Associates		Reference – Verbal
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		
Nature and Description of Sample	Noise	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	PM/N/23-08/03/22	Sample Quantity and Packing	Not Applicable
Date of Sampling	22.03.2022	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	March, 2022		

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.9	44.8	55	45
Near Sales Office	dB(A) Leq.	53.6	44.1	55	45
Near Centreside of Site	dB(A) Leq.	54.3	43.6	55	45
Near Backside of Site	dB(A) Leq.	54.5	44.9	55	45

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

-----End-----

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



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Soil Sample Analysis Report

Report No.-EAEPL/PM/MA/23-07/03/2022		Report Date - 30.03.2022	
Name of Customer	M/s. Mahavir Associates		Reference – Verbal
Site Address	"Roop Rajat Park" Residential Cum Commercial Project Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling Locations and Sample Code	Centreside of Site PM/S/23-07/03/22	Sample Quantity and Packing	500 gm X 1 zip lock bag
		Preservation	Transported & stored in dry area
Date of Sampling	22.03.2022	Date of Receipt	23.03.2022
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	23.03.2022 to 30.03.2022		
Report for the month	March, 2022		

Parameters	Unit	Results	Methods
pH	-	7.67	IS 2720 (Part 26):1987, Reaffirmed:2016
Electrical Conductivity	µS/cm	289.07	IS 14767:2000, Reaffirmed:2021
Organic Matter	%	2.44	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Available Phosphorus	mg/kg	2.00	EAEPL/LAB/SOP/SOIL/11
Total Kjeldhal Nitrogen	mg/kg	791.79	IS 14684:1999 (Reaffirmed 2019)
Soil Moisture	%	14.03	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	33.29	EAEPL/LAB/SOP/SOIL/10
Chlorides	mg/kg	88.20	APHA 4500 Cl-B and ISRIC Soil analysis procedure, Page No:13-6
Calcium	mg/kg	2149.04	EPA 9080
Magnesium	mg/kg	139.88	EPA 9080
Sulphate	mg/kg	32.82	IS 3025 (Part 24):1986, (Water Extract 1:10) Reaffirmed 2019
Sodium (Na)	mg/kg	2903.26	SW-846 Method 3050B
Potassium (K)	mg/kg	2709.52	SW-846 Method 3050B
Heavy Metals:			
Iron	mg/kg	79132.59	SW-846 Method 3050B
Copper	mg/kg	98.45	SW-846 Method 3050B
Lead	mg/kg	104.03	SW-846 Method 3050B
Zinc	mg/kg	128.77	SW-846 Method 3050B

-----End-----

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

Authorized Signatory

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: March 25, 2020

To,
Mahavir Associates
at Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane

Subject: Environment Clearance for "Roop Rajat Park" Residential Cum Commercial Project at Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane by M/s. Mahavir Associates

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 130th 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 195th meetings.


2. It is noted that the proposal is considered by SEAC-II under screening category category, Schedule 8(a) as per EIA Notification 2006.

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

1.Name of Project	"Roop Rajat Park" Residential Cum Commercial Project
2.Type of institution	Private
3.Name of Project Proponent	Mahavir Associates
4.Name of Consultant	Enviro Analysts & Engineers Pvt. Ltd.
5.Type of project	residential commercial project
6.New project/expansion in existing project/modernization/diversification in existing project	new project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Gut No. 157, 158(Part), 168 (Part), 169 (Part), Chilhar Road, Village- Betagaon, Taluka- Palghar, Dist- Thane
9.Taluka	Palghar
10.Village	Betagaon
Correspondence Name:	Mr. Jitendra Agarwal -M/s. Mahavir Associates
Room Number:	Shop No. 23,24,
Floor:	-
Building Name:	Roop Rajat Nagar
Road/Street Name:	Tarapur Road
Locality:	Boisar, Taluka- Palghar
City:	Boisar
11.Whether in Corporation / Municipal / other area	Betagaon Gram Panchayat/ Other Area
12.IOD/IOA/Concession/Plan Approval Number	yes IOD/IOA/Concession/Plan Approval Number: NA Order received from Additional Collector, Thane, HQ Jawhar (012009) dated 26-11-2010 , CC received from CEO, ZP, Thane (297) date 22-10-2010 Approved Built-up Area: 115050.31
13.Note on the initiated work (If applicable)	36703.51 Sq.m. of area has been constructed as per the received approvals.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA Order received from Additional Collector, Thane, HQ Jawhar (012009) dated 26-11-2010 ,CC received from CEO, ZP, Thane (297) date 22-10-2010

SEIAA Meeting No: 195 Meeting Date: March 14, 2020 (SEIAA-STATEMENT-000001797)
SEIAA-MINUTES-0000003175
SEIAA-EC-0000002217

Page 1 of 12


Shri. Anil Diggikar (Member Secretary SEIAA)

15.Total Plot Area (sq. m.)	132320.00 sq.m.
16.Deductions	366.00 sq.m.
17.Net Plot area	131954.00 sq.m.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 96873.43
	Non FSI area (sq. m.): 18176.88
	Total BUA area (sq. m.): 115050.31
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 96873.43
	Approved Non FSI area (sq. m.): 18180.60
	Date of Approval: 26-11-2010
19.Total ground coverage (m2)	29263.10sq. m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	22.17%
21.Estimated cost of the project	1511500000



Government of Maharashtra

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	Grampanchayat/Recycled water
	Fresh water (CMD):	673
	Recycled water - Flushing (CMD):	350
	Recycled water - Gardening (CMD):	69
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	1092
	Fire fighting - Underground water tank(CMD):	NA
	Fire fighting - Overhead water tank(CMD):	NA
	Excess treated water	411
Wet season:	Source of water	Grampanchayat/Recycled water /RWH Tank
	Fresh water (CMD):	673
	Recycled water - Flushing (CMD):	350
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	1023
	Fire fighting - Underground water tank(CMD):	NA
	Fire fighting - Overhead water tank(CMD):	NA
	Excess treated water	480
Details of Swimming pool (If any)	NA	

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24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	2-3 m
	Size and no of RWH tank(s) and Quantity:	total capacity = 948cum (2 days storage)
	Location of the RWH tank(s):	below ground level
	Quantity of recharge pits:	NA
	Size of recharge pits :	NA
	Budgetary allocation (Capital cost) :	Rs.75.00 Lakhs
	Budgetary allocation (O & M cost) :	Rs.4.0 Lakhs
Details of UGT tanks if any :	Below ground level Domestic= 673cum Flushing= 419 cum RWH =948 cum	

26.Storm water drainage	Natural water drainage pattern:	West to East
	Quantity of storm water:	Actual Discharge =2.018 cum/sec (No. of Discharge points 4 of 0.50 cum) , Design Discharge= 0.54 cum/sec
	Size of SWD:	B=0.60m, D=0.60 m

27.Sewage and Waste water	Sewage generation in KLD:	922 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	950 KLD
	Location & area of the STP:	Ground level
	Budgetary allocation (Capital cost):	Rs.90.00Lakhs
	Budgetary allocation (O & M cost):	Rs. 11.00 Lakhs

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Scrap metal , Empty cement bags (50 kg capacity) , Aggregates , broken Tiles, Empty Paint cans (20 lit) were generated.
	Disposal of the construction waste debris:	Scrap metal was sold to recyclers, empty cement bags were sold to vendors, aggregates were reused for road preparation and leveling, broken tiles were reused as china mosaic water proofing for terraces and skirting purpose, empty paint cans were sold to recyclers.
Waste generation in the operation Phase:	Dry waste:	1587.00 Kg/day
	Wet waste:	2252.00 Kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	46Kg
	Others if any:	Nil
Mode of Disposal of waste:	Dry waste:	To be managed through local recyclers.
	Wet waste:	To be processed in the Organic Waste Converter. Required amount of manure from OWC will be used for gardening/landscaping
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	to be used as a manure
	Others if any:	Nil
Area requirement:	Location(s):	ground level
	Area for the storage of waste & other material:	138.00 sq.m.
	Area for machinery:	3.00 sq.m.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.10.00Lakhs
	O & M cost:	Rs.4.00Lakhs

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29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



Government of Maharashtra

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	Not applicable	Not applicable	Not applicable	Not applicable			
Source of Fuel		Not applicable					
Mode of Transportation of fuel to site		Not applicable					
33.Energy							
Power requirement:	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	100KW					
	DG set as Power back-up during construction phase	100KVA					
	During Operation phase (Connected load):	7903 KW					
	During Operation phase (Demand load):	5092KW					
	Transformer:	NA					
	DG set as Power back-up during operation phase:	05No. of 75 KVA					
	Fuel used:	HSD					
	Details of high tension line passing through the plot if any:	NA					
34.Energy saving by non-conventional method:							
<ul style="list-style-type: none"> -Solar Lighting (for landscape/Drive way) -Solar Hot water system -Energy Efficient Pumping Machinery - Use of CFL & LED lights - regenerative lifts 							
36.Detail calculations & % of saving:							
Serial Number	Energy Conservation Measures	Saving %					
1	as above	24.00%					
37.Details of pollution control Systems							
Source	Existing pollution control system	Proposed to be installed					
Not applicable	Not applicable	Not applicable					

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs.101.00 Lakhs					
	O & M cost:	Rs.10.00 Lakhs					
38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):							
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)				
1	air environment	dust suppression	2.00				
2	land environment	site sanitation	2.50				
3	Environment monitoring	For Air, Noise, Water Analysis	7.5				
4	EHS	Disinfection	2.0				
5	EHS	Health Check Up	4.0				
b) Operation Phase (with Break-up):							
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
1	water environment	rain water harvesting	75.00	4.00			
2	solid waste	OWC	10.00	4.00			
3	water environment	STP	90.00	11.0			
4	energy saving	Solar energy system	101.00	10.00			
5	land environment	landscaping	20.00	2.00			
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)							
Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							

**Government of
Maharashtra**

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	not within the 15 km
	Category as per schedule of EIA Notification sheet	category, Schedule 8(a)
	Court cases pending if any	-
	Other Relevant Informations	the project was appraised by SEIAA in their 89th meeting as an Item No.04 dated 3-9-2015. Authority deffer ed the case for the want of compliance points for we are submitted the compliance as per 89th SEIAA MoM. Judgment copy has been received dated 13-09-2017 against court case no. 421/2015 at Palghar Court against the violation of EIA notification 2006
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	16-09-2017

3. The proposal has been considered by SEIAA in its 195th 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:

Specific Conditions:

I	committee decided to forward the proposal to SEIAA subject to submission of affidavit regarding the project which was appraised by SEAC-2 is the same project & there is no change in layout or building configuration etc.
II	PP to ensure that CER plan gets approved from Municipal Commissioner.
III	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.
IV	SEIAA decided to grant EC for - FSI:96873.43 m2, Non-FSI: 18176.88 m2 and Total BUA:115050.31 m2 (Plan Approval no-Mahsul/Ka-1/Mej-1/Bl.She.P/S.R./C.R.01/2009)

General Conditions:

I	E-waste shall bedisposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
III	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the 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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.

XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for 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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
XL	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
LIV	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

Maharashtra

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

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

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

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

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

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



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. REGIONAL OFFICE MIDC TARAPUR
10. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
11. COLLECTOR OFFICE PALGHAR

Government of
Maharashtra

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24020781 / 24010437

Fax : 24024068 / 24044532

Email : mpcb@vsnl.net

Visit At : <http://mpcb.gov.in>



Kalpataru Point, 2nd, 3rd & 4th Floor,
Opp. Cineplanet, Near Sion Circle,
Sion (E), Mumbai-400022.

EIC No: TN-3473-12

Infrastructure Project/LSI

Consent No. BO/RO(HQ)/Thane/CE/CC- 58

Date: 13 /03/2012

Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 5 of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules 2008

.....
CONSENT is hereby granted to,

M/s. Mahavir Associates, "Roop Rajat Park",
Gut No: 157, 158 (pt), 168 (pt), 169 (pt), Chilhar Road,
Village: Betegaon, Tal: Palghar,
Dist: Thane, Maharashtra.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&H) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. **The Consent to Establish is granted for a period up to: Commissioning of the Project or 5-years whichever is earlier.**

For development of land / plot as new construction activities of residential cum commercial project named as M/s. Mahavir Associates, "Roop Rajat Park", Gut No: 157, 158 (pt), 168 (pt), 169 (pt), Chilhar Road, Village: Betegaon, Tal: Palghar, Dist: Thane, Maharashtra on total plot area of 1,32,320 sq.mtrs, Proposed BUA [As per FSI] of 96,869.71 sq.mtr & Total Construction BUA of 1,08,538.69 sq.mtrs including utilities of residential cum commercial project as per construction commencement certificate issued by local body.

This project requires Environment Clearance under EIA Notification dt: 14/09/2006 of MoEF, GOI as amended on dt: 1/12/2009. Therefore the effective date of this consent to Establish shall be from the date of obtaining Environment Clearance from Competent authority by the project proponent.

2. **CONDITIONS UNDER WATER ACT:**

- (i) The daily quantity of sewage effluent from construction project shall not exceed 745.0 M³.
- (ii) **Sewage Effluent Treatment:** The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.



1	pH	Not to exceed	6.5 to 9.0
2	Suspended Solids	Not to exceed	100 mg/l.
3	BOD 3 Days 27 degree C	Not to exceed	100 mg/l.
4	Fecal Coliform	Not to exceed	500/100/1 mg/l.
5	Residual Chlorine	Not to exceed	01 mg/l.
6	Detergent	Not to exceed	01 mg/l.
7	Floating matters	Not to exceed	10 mg/l
8	COD	Not to exceed	50 mg/l

- (iii) **Sewage Effluent Disposal:** The treated domestic effluent shall be 100% recycled and reused for flushing, fire fighting and cooling of Air conditioners and remaining shall be used on own land for gardening. In no case, effluent shall find its way to any water body directly/indirectly at any time.

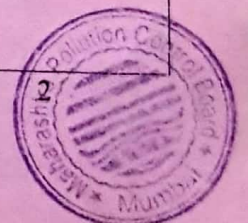
[The project proponent authorities should opt environmental friendly technologies like ozonation, UV treatment etc by replacing chlorination]

- (iv) **Non-Hazardous Solid Wastes:**

Sr.No	Type of Segregated solid waste	Quantity (Kg/Day)	Treatment	Disposal
1.	Wet Garbage	1810	Composting	Use as manure
2.	STP Sludge	1130		
2.	Dry Garbage	120	..	landfill site

3. Other Conditions (during Construction Phase):

- All activities shall be in resonance with the provisions of Indian Forest Act, 1927 (16 of 1927), Forest (Conservation) Act, 1980 (69 of 1980) and Wildlife (Protection) Act, 1972 (53 of 1972), and special notification published for area wherever applicable and all the Environmental Statutes and Instruments.
- This Consent to Establish is issued only for New Construction/Developing Construction Project purposes.
- No quarrying activities shall be commenced in the area unless appropriate permissions are obtained for a limited quarrying material required for construction of local residential housing and traditional road maintenance work, provided that such quarrying is not done on Forest Lands and the material is not exported to the outside area.
- There shall be no felling of trees whether on Forest, Government, Revenue or Private lands except as per prevailing Rules.
- Extraction of Groundwater for the project shall require prior permission of the State Ground Water Authority or other relevant authorities, as applicable.
- Near the activities that are related to water (like activity of water parks, water sports) and/or in the vicinity of lake, Dissolved Oxygen shall not be less than 5 mg/liter.
- In order to ensure that the water from this project do not enter into outside environment, the nallas crossing the township/complex premises, shall be lined, covered and made water tight by the applicant within the premises with intermittent inspection of chambers following good engineering practices as per the regulations of local body.
- The Applicant shall prepare management plan for water harvesting, roof-water reclamation, water/storm water conservation and implement the same before handing over of complex for occupation.



9. Applicant shall provide 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.
10. The Applicant shall draw plans for the segregation of solid wastes into biodegradable and non-biodegradable components. The biodegradable material shall be recycled through scientific in-house composting (i.e. vermicomposting facility within premises) with the approval of local body. The proper demarked area shall be identified for collection & storage of MSW properly which, shall be finally disposed off at approved Municipal Solid Waste landfill site of local body environmentally acceptable location and method. It is clarified that the term solid waste includes domestic, commercial, and garden wastes, but does not include hazardous and bio-medical wastes. The activities of bio-composting and engineered landfill shall be as per the Municipal Solid Waste (M&H) Rules, 2000
11. Applicant shall be responsible to take adequate precautionary measures as detailed in this consent.
12. The applicant/generator shall be responsible for safe and scientific collection, transportation, treatment and disposal of Bio-Medical Waste as per the provisions made under the Bio-Medical Waste (Management & Handling) Rules, 1998. Any activity as defined under BMW (M & H) Rules has to obtain a separate Authorization from Maharashtra Pollution Control Board.
13. For disinfections of waste water ultra violet radiation shall be used in place of chlorination.
14. Vehicles hired for construction activities should be operated only during non peak hours.
15. Ready mixed concrete used in building construction should apply separately for consent from the Board.
16. applicant, during the construction stage shall provide
 - a. Septic tank and soak pit of adequate capacity for the domestic effluent generated due to workers residing at site.
 - b. Proper loading and unloading of construction material, excavated material and its proper disposal as per MSW (M&H) Rules 2000.
 - c. Cutting of trees is not permitted, however in unavoidable conditions necessary permission from the local body shall be obtained.
 - d. Green belt of 33% of the open space shall be developed.
17. E-Waste shall be disposed to authorized re processor.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	...	1001.00 CMD
(ii) Water gets Polluted & Pollutants are Biodegradable CMD
(iii) Water gets Polluted, Pollutants are not Biodegradable & Toxic CMD
(iv) Industrial Cooling, spraying CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR (Prevention & Control of Pollution) ACT, 1981:

- (i) The Applicant may install 1-no. of diesel generating sets (DG Sets) of capacity 350 KVA each and shall be equipped with comprehensive control system as is warranted with reference to generations of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



a. Standards for Emissions of Air Pollutants:

- (i) SPM/TPM Not to exceed 150 mg/Nm³
(ii) SO₂ (DG Set) Not to exceed 45 Kg/day.

(ii) The following measures shall be taken:

- a. Adequate mitigation measures shall be taken to control emissions of SO₂, NO_x, SPM, and RSPM.
b. Applicant shall achieve following Ambient Air Quality standards.
1. SPM Not to Exceed (Annual Average) 140 µg/ m³
Not to Exceed (24 hours) 200 µg/ m³
 2. SO₂ Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 3. NO_x Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 80 µg/ m³
 4. RSPM Not to Exceed (Annual Average) 60 µg/ m³
Not to Exceed (24 hours) 100 µg/ m³

(iii) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity
1	LDO / Diesel	250 Ltrs/D

(iv) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height above the roof of building in which it is installed
1	DG Sets 1159 KVA	11.50 mtrs

(v) Conditions for D.G. Set:

1. Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
2. 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.
3. 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 75 dB(A) during day time and 70 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.
4. Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
5. Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
6. 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.
7. D.G. Set shall be operated only in case of power failure.
8. The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.



(vi) **Other Conditions:**

- a) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
- b) Water spraying shall be done on ground to avoid fugitive emissions.
- c) Construction material shall be carried in enclosed vehicles during construction activities.

(vii) **Conditions for Utilities like Kitchen, Eating Places etc:**

1. The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
2. The toilet shall be provided with exhaust system connected to chimney through ducting.
3. The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).
4. The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such way that no nuisance is caused to neighbors.

(viii) The Applicant shall take adequate measures for control of noise levels from its own sources within the complex (residential cum Commercial) in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Daytime is reckoned as between 6 a.m. to 10 p.m. and Nighttime is reckoned between 10 p.m. to 6 a.m.

- (ix) Construction equipments generating noise of less than 65/90 db(A) are permitted.
- (x) No construction work is permitted during nighttime.

6. **CONDITIONS UNDER HAZARDOUS WASTE (MANAGEMENT, HANDLING & TRANSBOUNDRY MOVEMENT) RULES, 2008:**

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type Of Waste	Quantity	UOM	Disposal
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The applicant shall not generate any type of Hazardous Waste.

7. The applicant shall certify that the bricks used in construction are manufactured using the ash-from Thermal Power stations if it is within a radius of 100 km. from Thermal Power Plant and submit the names of bricks manufacturer. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.
8. **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**
9. The applicant shall adopt environment friendly technology in development of the project.
10. The applicant shall take the proper remediation measures to ensure that the ground water and soil contamination is prevented and follow due diligence at the construction stage.
11. The applicant shall use fly ash based material/products as per the provisions of fly ash Notification of 14.09.1999 and as amended on 27.08.2003.



12. Energy conservation measures like installation of solar panels for lighting the area outside the building should be integrated part of the project design.
13. This Board reserves the right to amend or add any conditions in this consent and the same shall be binding on the Applicant.
14. The applicant shall provide Environmental friendly road transportation by adopting mechanical type closed trucks for transportation of minerals & metals / construction debris with effect from 1/04/2012.
15. The applicant should not take any effective steps for implementation of the project before obtaining Environment clearance as per EIA Notification, 2006.
16. The applicant shall submit **Bank Guarantee of Rs. 5.0 Lakhs** towards the compliance of consent conditions at Regional Office, MPCB, Thane within 15-days.
17. The **Capital investment** of the project is **Rs. 88.0 Cr.**



(Signature)
(Milind Mhaiskar)
 Member Secretary

To,
M/s. Mahavir Associates, "Roop Rajat Park",
 Gut No: 157, 158 (pt), 168 (pt), 169 (pt), Chilhar Road,
 Village: Betegaon, Tal: Palghar,
 Dist: Thane, Maharashtra.

Copy to-

1. Regional Officer, MPCB, Thane - He is directed to obtain necessary Bank Guarantee from the applicant and ensure compliance of consent conditions
2. Sub Regional officer, Thane-II, MPCB,
3. Chief Accounts Officer, Mumbai, MPCB,

Received consent fee of:-

Sr. No.	Amount	DD. No.	Date	Drawn On
1.	Rs. 1,25,100/-	005229	29/11/2011	HDFCBank

4. Cess Branch, MPCB, Mumbai.

5. Master file.