

Chandni Rupani

From: EPRI Mumbai <mumbai.epri@gmail.com> on behalf of EPRI Mumbai
Sent: 02 January 2024 12:26
To: Shri. V N Ambade; EC Compliance Maharashtra
Cc: Avick Sil; Avick; Rupesh Kadam; Kedar Bakalkar; Chandni Rupani
Subject: [EXTERNAL] Submission of Six Monthly Compliance Report - Vikhroli

Respected Sir,

We are enclosing herewith Six-Monthly Compliance Report of Environmental Clearance of Residential & Commercial development along with PTC Component on plot bearing CTS No.67 (pt), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikhroli, Taluka: Kurla, Mumbai Suburban, Maharashtra, India.

Kindly receive the same for your record & reference.

Reference: - Environmental Clearance No. EC23B038MH164951 dated 18th May 2023

Link to download compliance report - <https://we.tl/t-fbN4t4iFPw>

Thanks & Regards,

M/s. Macrotech Developers Limited

Chandni Rupani

From: EPRI Mumbai <mumbai.epri@gmail.com> on behalf of EPRI Mumbai
Sent: 02 January 2024 12:37
To: sromumbai3@mpcb.gov.in; ms@mpcb.gov.in; RO Mumbai
Cc: Avick Sil; Avick; Rupesh Kadam; Kedar Bakalkar; Chandni Rupani
Subject: [EXTERNAL] Submission of Six Monthly Compliance Report - Vikhroli

Respected Sir,

We are enclosing herewith Six-Monthly Compliance Report of Environmental Clearance of Residential & Commercial development along with PTC Component on plot bearing CTS No.67 (pt), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikhroli, Taluka: Kurla, Mumbai Suburban, Maharashtra, India.

Kindly receive the same for your record & reference.

Reference: - Environmental Clearance No. EC23B038MH164951 dated 18th May 2023

Link to download compliance report - <https://we.tl/t-RtBD3M00RQ>

Thanks & Regards,

M/s. Macrotech Developers Limited

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE**

(April, 2023 – September, 2023)

Of

**Residential & Commercial Development along with PTC
component**

At

Plot bearing CTS No. 67/18(pt), 67A to 67/5 & 67/9 to 67/18, Village: Vikhroli, Taluka:
Kurla, Mumbai Suburban, Maharashtra.

M/s. Macrotech Developers Limited

Lodha Excellus, NM Joshi Marg, Mahalakshmi, Mumbai-
400011

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
Environment Department, Mantralaya and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

| Sr. No. | Project details | | | | | | | | | | | | | | | |
|--------------------|--|---|------|----------|---------------------|-----------|----------|-------------------------|-----------|-----------|--------------------|---|---|------------|--------|----------------------------|
| 1. | Name of the project | Residential & Commercial development along with PTC Component on plot bearing CTS No.67 (pt), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikhroli, Taluka: Kurla, Mumbai Suburban, Maharashtra, India. | | | | | | | | | | | | | | |
| 2. | Name of the project proponent | M/s. Macrotech Developers Limited. | | | | | | | | | | | | | | |
| 3. | Clearance Identification No. and Date | EC23B038MH164951 dated 18th May 2023 | | | | | | | | | | | | | | |
| 4. | Area Statement: | | | | | | | | | | | | | | | |
| 5. | Total Plot area (Sq.mt) | 11,569.53 | | | | | | | | | | | | | | |
| 6. | FSI Area (Sq.mt) | 48,793.99 | | | | | | | | | | | | | | |
| 7. | Non-FSI Area (Sq.mt) | 59,112.05 | | | | | | | | | | | | | | |
| 8. | Total Construction area (Sq.mt) | 1,07,906.04 | | | | | | | | | | | | | | |
| 9. | Total no. of flats | Sale Flats: 232 nos; PTC flats: 371 nos; PTC shops: 1 no Sale shops: 113 nos; Clinics: 29 nos; Welfare Centre: 2 nos Balwadi: 2 nos; Healthcare centres: 2 nos; Society office: 4 nos; Skill development: 2 nos; Community centre: 1 no | | | | | | | | | | | | | | |
| 10. | Water Requirement of the project (CMD) | 444 CMD | | | | | | | | | | | | | | |
| 11. | STP details | Provision of 3 STPs of total capacity: 425 KLD Technology: Membrane Bio Reactor (MBR) Technology | | | | | | | | | | | | | | |
| 12. | Solid waste details | <p>Solid Waste Management during Construction Phase</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Type</th> <th style="text-align: center;">Quantity</th> <th style="text-align: center;">Treatment /disposal</th> </tr> </thead> <tbody> <tr> <td>Dry Waste</td> <td>30kg/day</td> <td rowspan="2">To authorized recyclers</td> </tr> <tr> <td>Wet waste</td> <td>20 kg/day</td> </tr> <tr> <td>Construction waste</td> <td style="text-align: center;">-</td> <td>Shall be partly recycle/reuse on site & disposal of remaining waste to authorized landfill site with permission from MCGM</td> </tr> <tr> <td>Excavation</td> <td>90,000</td> <td>19,000 cum shall be partly</td> </tr> </tbody> </table> | Type | Quantity | Treatment /disposal | Dry Waste | 30kg/day | To authorized recyclers | Wet waste | 20 kg/day | Construction waste | - | Shall be partly recycle/reuse on site & disposal of remaining waste to authorized landfill site with permission from MCGM | Excavation | 90,000 | 19,000 cum shall be partly |
| Type | Quantity | Treatment /disposal | | | | | | | | | | | | | | |
| Dry Waste | 30kg/day | To authorized recyclers | | | | | | | | | | | | | | |
| Wet waste | 20 kg/day | | | | | | | | | | | | | | | |
| Construction waste | - | Shall be partly recycle/reuse on site & disposal of remaining waste to authorized landfill site with permission from MCGM | | | | | | | | | | | | | | |
| Excavation | 90,000 | 19,000 cum shall be partly | | | | | | | | | | | | | | |

PROJECT DETAILS

| | | Earth | cum | reused on site for backfilling & leveling & remaining 71,000 cum shall be disposed to authorized landfill site as per permission from MCGM. | | | | | | | | | | | | | | | |
|--|-----------------|---|-----|---|------|-----------------|--------------------|-----------|-----|-------------------------|-----------|-----|------------------|---------|------------|---|------------------|---|---------------|
| Total Solid waste Quantities with type during operation phase & Capacity of OWC to be installed | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Quantity (Kg/d)</th> <th style="width: 50%;">Treatment/disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td style="text-align: center;">876</td> <td>To authorized recyclers</td> </tr> <tr> <td>Wet waste</td> <td style="text-align: center;">586</td> <td>Treatment in OWC</td> </tr> <tr> <td>E-Waste</td> <td style="text-align: center;">96kg/month</td> <td>Shall be stored separately at a common designated location and handed over to authorized agency for further disposal as per E-Waste (Management) Rules, 2016 and as amended in 2018</td> </tr> <tr> <td>STP Sludge (dry)</td> <td style="text-align: center;">-</td> <td>Use as manure</td> </tr> </tbody> </table> | | | | | Type | Quantity (Kg/d) | Treatment/disposal | Dry waste | 876 | To authorized recyclers | Wet waste | 586 | Treatment in OWC | E-Waste | 96kg/month | Shall be stored separately at a common designated location and handed over to authorized agency for further disposal as per E-Waste (Management) Rules, 2016 and as amended in 2018 | STP Sludge (dry) | - | Use as manure |
| Type | Quantity (Kg/d) | Treatment/disposal | | | | | | | | | | | | | | | | | |
| Dry waste | 876 | To authorized recyclers | | | | | | | | | | | | | | | | | |
| Wet waste | 586 | Treatment in OWC | | | | | | | | | | | | | | | | | |
| E-Waste | 96kg/month | Shall be stored separately at a common designated location and handed over to authorized agency for further disposal as per E-Waste (Management) Rules, 2016 and as amended in 2018 | | | | | | | | | | | | | | | | | |
| STP Sludge (dry) | - | Use as manure | | | | | | | | | | | | | | | | | |

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I

DATA SHEET

Date:2.1.2024

| | | | |
|----|--|---|---|
| 1. | Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify) | : | 8 (a) |
| 2. | Name of the project | : | Residential & Commercial development along with PTC Component on plot bearing CTS No.67 (pt), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikhroli, Taluka: Kurla, Mumbai Suburban, Maharashtra, India. |
| 3. | Clearance Identification No. and Date | : | EC23B038MH164951 dated 18th May 2023 |
| 4. | Location | : | Village-Vikhroli |
| | a. District (S) | : | Mumbai Suburban |
| | b. State (S) | : | Maharashtra |
| | c. Latitude/ Longitude | : | Latitude-19.6'23.18" N Longitude -72.55'25.07" E |
| 5. | Address for correspondence | : | M/s. Macrotech Developers Limited |
| | a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers | : | Plot bearing CTS No. 67/18(pt), 67A to 67/5 & 67/9 to 67/18, Village: Vikhroli, Taluka: Kurla, Mumbai Suburban, Maharashtra. |
| | b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers) | : | |
| 6. | Salient features | : | |
| | a. of the project | : | Annexure A |
| | b. of the environmental management plans | : | Annexure B |
| 7. | Breakup of the project area | : | |
| | a. submergence area forest & non-forest | : | Non-Forest |

| | | | | |
|-----|----|--|---|---|
| | b. | Others | : | Annexure –A |
| 8. | | Breakup of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land& landless laborers/artisan | : | Not Applicable |
| | a. | SC, ST/Adivasis | : | Not Applicable |
| | b. | Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey) | : | Not Applicable |
| 9. | | Financial details | : | |
| | a. | Project cost as originally planned and subsequent revised estimates and the year of price reference | : | Cost of the project: Rs. 290.37 Crores |
| | b. | Allocation made for environmental management plans with item wise and year wise Break-up. | : | Yes. Attached as Annexure B |
| | 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. | : | Yes. Refer Annexure - C |
| | e. | Actual expenditure incurred on the environmental management plans so far | : | - |
| 10. | | Forest land requirement | : | |
| | a. | The status of approval for diversion of forest land for non-forestry use | : | Not Applicable |
| | b. | The status of clearing felling | : | Not Applicable |
| | c. | The status of compensatory afforestation, if any | : | Not Applicable |

| | | | | |
|-----|----|---|---|----------------------|
| | d. | Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far | : | Not Applicable |
| 11. | | The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information | : | Not Applicable |
| 12. | | Status of construction | : | |
| | a. | Date of commencement (Actual and/or planned) | : | September, 2022 |
| | b. | Date of completion (Actual and/ of planned) | : | October, 2026 |
| 13. | | Reasons for the delay if the Project is yet to start | : | Project work started |
| 14 | | Dates of site visits | : | |
| | a. | The dates on which the project was monitored by the Regional Office on previous Occasions, if any | : | Not yet visited |
| | b. | Date of site visit for this monitoring report | : | 5.12.2023 |
| 15. | | Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits | : | Not Applicable |
| | | (The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.) | : | - |

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no.

EC23B038MH164951 dated on 18th May 2023 as follows:

| General Condition | | |
|---------------------------|---|---|
| Construction Phase | | |
| I | The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. | |
| II | Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority. | Excavated material is stock piled and will be partly reused for back filling, plot leveling and remaining debris will be disposed of by covered trucks to the authorized sites. |
| III | Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board. | No hazardous waste generation as per the consent granted by MPCB. |
| IV | Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured. | Proper housekeeping and regular pest control is being carried out though construction. First aid and medical facilities are provided during construction. Site sanitation like safe and adequate municipal water for drinking and domestic purpose As well as toilets and bathrooms provided to workers periodic checkup facilities are provided during construction phase Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment. Provision is made for temporary room within the |

COMPLIANCE MONITORING REPORT

| | | |
|-------------|---|--|
| | | project site for collection, segregation and storage of biodegradable and non-biodegradable. First segregated into biodegradable, non-biodegradable, Recyclable and reusable waste. The biodegradable waste will be treated in an organic waste convertor (OWC) and the non- biodegradable waste will be handed over to local solid waste management facility for further treatment. |
| V | Arrangement shall be made that waste water and storm water do not mixed | Separate Arrangement is made for storm water drain and waste water does not get mixed. Also excess storm water will be drained to municipal storm water drains. |
| VI | Water demand during construction should be reduced by use of pre-mixed concrete curing agents and other best practices | Agreed to comply with. Ready Mix Concrete along with fly ash is being used |
| VII | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority. | No extraction of ground water from site for construction activities. |
| VIII | Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction /operation of the project. | No extraction of ground water from site for construction activities. |
| IX | Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control. | Yes. Low pressure water fixtures are proposed. |
| X | The Energy Conservation Building code shall be strictly adhered to. | PP Will Agree and compile |
| XI | All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site. | Top soil has been used for gardening. |

COMPLIANCE MONITORING REPORT

| | | |
|------|---|--|
| XII | Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved. | Yes, additional soil will be used for leveling of plot excavated soil is being used so that Natural drainage system is being maintained. |
| XIII | Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants. | The construction process does not involve any activity which may lead to leaching of Heavy metal and toxic contaminants. Hence there is no threat of contamination to subsoil and ground water. |
| XIV | PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Tress Act, 1975 as amended during the validity of Environment Clearance. | PP Agreed. |
| XV | The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards. | DG set are not used during construction phase. It is only used as a power back up source during power failure in operation phase. |
| XVI | Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage /leakages. | Vehicle hired for bringing construction material to site have valid pollution check certificate and confirm to applicable air and noise emission standard and are operated only during non-peak hours. |
| XVII | Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by | During construction adequate measures are taken to maintain ambient air and noise quality within the prescribed limit. Water sprinkling would be carried out as dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level |

COMPLIANCE MONITORING REPORT

| | | |
|------------------------|--|---|
| | CPCB/MPCB. | monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The plot is barricaded to avoid spread of pollutants. |
| XVIII | Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person | Regular supervision is being carried out. |
| XIX | Diesel power generating set proposed as source of backup power for elevators and common area illumination during construction phase should be enclosed type & conform to rule made under the Environmental (Protection) Act, 1986. The height of stack DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of DG sets may be decided with in consultation with MPCB. | |
| Operation Phase | | |
| I | a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material. | Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment. Provision is made for a temporary room within the project site for collection, segregation, and storage of biodegradable and non-biodegradable waste. SWD Details Excavated material is stock piled and will be partly reused for back filling, plot leveling and remaining debris will be disposed of by covered trucks to the authorized sites. |

COMPLIANCE MONITORING REPORT

| | | |
|-----|---|--|
| II | E- Waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016. | E- Waste disposed through Authorized vendor as per E-waste (Management and Handling) Rules,2016 |
| III | a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. d) PP to give 100% treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this. | A full – fledged STP of capacity of 425KLD will be installed onsite for the treatment of the entire waste water generated on the project. Treated waste water conforms to norms prescribed by Maharashtra Pollution Control Board, Mumbai and will be utilized for flushing, gardening to reduce fresh water demand. |
| IV | Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environment infrastructure is installed and made functional including water requirement. | The green belt development along the Periphery of the plot will be such that it can Attenuate the day and night noise levels. RG area is proposed on the ground 859.87 Sq. m. |
| V | The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms. | PP Agreed |

COMPLIANCE MONITORING REPORT

| | | |
|------|---|--|
| VI | Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized. | Public road and public area are not being used for project activity purpose and are free from smooth traffic movement. Following provision are made for adequate parking facility within the project complex. 4-wheeler proposed: 528 nos. 2-wheeler proposed:146 nos. |
| VII | PP to provide adequate electric charging points for electric vehicles (EVs). | PP Agreed |
| VIII | Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept | The green belt design along the periphery of the plot will be such that it can attenuate the day and night noise level to the standard Prescribed for residential used by MPCB. Developer will provide RG area on ground. Currently project is on initial phase. RG Area is proposed on the Ground 859.87 Sq.mt. |
| IX | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards. | A separate environment management cell with qualified staff is appointed for implementation of the stipulated environmental safeguards. |
| X | Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes. | Complied Separate funds have been allocated for implementation of Environmental Protection Measures |
| XI | The Project management shall advertise at least in two local newspaper 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 | Complied. After getting Environmental clearance from SEIAA, Govt. of Maharashtra Environmental Clearance no. dated 18/5/2023. |

COMPLIANCE MONITORING REPORT

| | | |
|---------------------------------|--|--|
| | copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in | We published public notice in local Newspapers. |
| XII | The 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 | Agreed to Comply with. Developers have submitted copy of Environment clearance to local Municipal Corporation and NGO and has been uploaded the same on the website of the company |
| XIII | The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM,RSPM, SO2, NOX (ambient levels as well as stack emission) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain. | |
| C) General EC Conditions | | |
| I | PP has to strictly abide by the conditions stipulated by SEAC & SEIAA. | The PP has agreed to this condition. |
| II | If applicable Consent for Establishment " shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site | PP Agreed. • Consent to Establish obtained from MPCB – Format1.0/CC/UAN No.0000136725/CE/2208000639 dated 15.08.2022. |
| III | Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent | SEIAA, Govt. of Maharashtra granted Environmental Clearance for the Project EC Identification No |

COMPLIANCE MONITORING REPORT

| | | |
|-----|---|--|
| | if it was found that construction of the project has been started without obtaining environmental clearance | EC23B038MH164951 dated on 18 th May, 2023 |
| iv | The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. | PP Agreed |
| v | The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail. | PP Agreed |
| VI | No further Expansion or modifications, other than mentioned in EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any. | PP Agreed |
| VII | This environmental clearance is issued subject to obtaining NOC from Forestry & Wild Life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this | NA |

| | | |
|--|---|--|
| | environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit. | |
|--|---|--|

List of Annexure

| Annexure No | Annexure Name |
|--------------------|------------------------------|
| 1 | Environmental clearance Copy |
| 2 | Consent Copy |
| 3 | Monitoring Reports |



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

To,

The Authorized Signatory
MACROTECH DEVELOPERS LIMITED
Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai- 400011 -400011

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/412178/2022 dated 26 Dec 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038MH164951 |
| 2. File No. | SIA/MH/INFRA2/412178/2022 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Residential and commercial development along with PTC component on Plot bearing CTS No. 67 (pt.), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikroli, Taluka: Kurla, District: Mumbai Suburban, State: Maharashtra, India by M/s. Macrotech Developers Limited. |
| 7. Name of Company/Organization | MACROTECH DEVELOPERS LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 18/05/2023

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

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

This is a computer generated cover page.

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/412178/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Macrotech Developers Limited,
CTS No. 67 (pt.), 67A, 67/1 to 67/5 & 67/9 to 67/18,
Village: Vikroli, Taluka: Kurla, District: Mumbai.

Subject : Environment Clearance for proposed Residential and commercial development along with PTC component on Plot bearing CTS No. 67 (pt.), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikroli, Taluka: Kurla, District: Mumbai Suburban by M/s. Macrotech Developers Limited.

Reference : Application no. SIA/MH/INFRA2/412178/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 195th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| Sr. No | Description | Details | |
|--------|-------------------------|--|---|
| 1 | Proposal Number | SIA/MH/INFRA2/412178/2022 | |
| 2 | Name of Project | Residential and commercial development along with PTC component on Plot bearing CTS No. 67 (pt.), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikroli, Taluka: Kurla, District: Mumbai Suburban, State: Maharashtra, India by M/s. Macrotech Developers Limited. | |
| 3 | Project category | 8 (a) | |
| 4 | Type of Institution | Private | |
| 5 | Project Proponent | Name | M/s. Macrotech Developers Limited |
| | | Regd. Office address | Lodha Excelus, NM Joshi Marg, Mahalaxmi, Mumbai 400 011, India. |
| | | Contact number | 9930452858 |
| | | e-mail | atul.jangam@lodhagroup.com |
| 6 | Consultant | ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March 2023 | |
| 7 | Applied for | New | |
| 8 | Location of the project | Plot bearing CTS No. 67 (pt.), 67A, 67/1 to 67/5 & 67/9 to 67/18, Village: Vikroli, Taluka: Kurla, District: | |

| | | | | | | | |
|----|--|--|-------------------|----------------------------------|----------------------------------|-------------------|---------------------------------------|
| | | Mumbai Suburban, State: Maharashtra, India. | | | | | |
| 9 | Latitude and Longitude | Latitude: 19°6'23.18"N Longitude: 72°55'25.07"E | | | | | |
| 10 | Plot Area (sq.m.) | 11,569.53 sq. mt. | | | | | |
| 11 | Deductions (sq.m.) | 1,550.11 sq. mt. | | | | | |
| 12 | Net Plot area (sq.m.) | 10,019.42 sq. mt. | | | | | |
| 13 | Ground coverage (m ²) & % | 7,587.67 sq. mt. (76%) | | | | | |
| 14 | FSI Area (sq.m.) | 48,793.99 sq. mt. | | | | | |
| 15 | Non-FSI (sq.m.) | 59,112.05 sq. mt. | | | | | |
| 16 | Proposed built-up area (FSI + Non FSI) (sq.m.) | 1,07,906.04 sq. mt. | | | | | |
| 17 | TBUA (m ²) approved by Planning Authority till date | Application submitted to SRA for approval dated 07.01.2023. | | | | | |
| 18 | Earlier EC details with Total Construction area, if any. | Not applicable | | | | | |
| 19 | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | Not applicable | | | | | |
| 20 | Previous EC / Existing Building | | | Proposed Configuration | | | Reason for Modification/Change |
| | Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | |
| | -- | -- | -- | Wing C1 | 4 Basements + Ground + 33 floors | 100.20 | |
| | | | | Wing S1 | 4 Basements + Ground + 17 floors | 81.25 | |
| | | | | Wing S2 | 4 Basements + Ground + 2 floors | 11.25 | |
| | | | Wing PTC | 4 Basements + Ground + 36 floors | 107.75 | | |
| 21 | No. of Tenements & Shops | <p>Sale Flats: 232 nos. PTC flats: 371 nos. PTC shop: 1 no. Sale shops: 113 nos. Sale Offices Clinics: 29 nos. Welfare Centre: 2 nos. Balwadi: 2 nos. Healthcare centres: 2 nos. Society Office: 4 nos. Skill Development: 2 nos. Community centre: 1 no.</p> | | | | | |
| 22 | Total Population | 5330 numbers | | | | | |
| 23 | Total Water Requirements CMD | 444 CMD | | | | | |
| 24 | Under Ground Tank (UGT) location | Basement | | | | | |
| 25 | Source of water | MCGM | | | | | |
| 26 | STP Capacity & Technology | Provision of 3 STPs of total capacity 425 KL Technology: Membrane Bio Reactor (MBR)Technology | | | | | |

| | | | | |
|----|---|--|------------------------|--|
| 27 | STP Location | Basement | | |
| 28 | Sewage Generation CMD & % of sewage discharge in sewer line | Sewage Generation: 384 CMD % of sewage discharge in sewer line: 35% | | |
| 29 | Solid Waste Management during Construction Phase | Type | Quantity (Kg/d) | Treatment / disposal |
| | | Dry waste | 30 Kg/d | To Authorized recyclers |
| | | Wet waste | 20 Kg/d | |
| | | Excavation earth | 90,000 cum | 19,000 cum shall be partly reused on site for backfilling and levelling and remaining 71,000 cum shall be disposed to authorized landfill site as per permission from MCGM. |
| | | Construction waste | -- | Shall be Partly recycle/reuse on site and disposal of remaining waste to authorized landfill site with permission of MCGM shall be disposed to authorized landfill site as per permission from MCGM. |
| 30 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | Type | Quantity (Kg/d) | Treatment / disposal |
| | | Dry waste | 876 Kg/d | To Authorized recyclers |
| | | Wet waste | 586 Kg/d | Treatment in OWC |
| | | E-Waste | 96 Kg/month | Shall be stored separately at a common designated location and handed over to Authorized agency for further disposal as per E-waste (Management) Rules, 2016 and as amended in 2018 |
| | | STP Sludge (dry) | -- | Use as manure |
| 31 | R.G. Area in sq.m. | RG required – 801.55 sq. mt. | | |
| | | RG provided on Mother earth/ Ground - 859.87 sq. mt. | | |
| | | RG provided on podium - 0.00 sq. mt. | | |
| | | Total - 859.87 sq. mt. | | |
| | | Existing trees on plot: 46 nos. | | |
| | | Number of trees to be planted: 641 nos. a) In RG area: 463 nos. (including periphery plantation) b) In Miyawaki Plantation (with area): 178 nos. (area = 86 sq. mt.) | | |
| | | Number of trees to be cut: 12 nos. | | |
| | | Number of trees to be transplanted: 13 nos. | | |

| | | |
|----|---|---|
| 32 | Power requirement | During Operation Phase: Connected load (KW): 5723 MW Maximum demand (KW): 2794 kW |
| 33 | Energy Efficiency | Total Energy saving (%): 20.41% Solar energy (%): 5.16% |
| 34 | D.G. set capacity | 4 DG Sets of total capacity 3150 kVA |
| 35 | No. of 4-W & 2-W Parking with 25% EV | 4-Wheeler: 528 Nos. 2-Wheeler: 146 Nos. Provision of 25% of E-charging facility. |
| 36 | No. & capacity of Rain water harvesting tanks /Pits | Provision of 3 nos. of rain water harvesting tank of capacity 185 KL. |
| 37 | Project Cost in (Cr.) | Rs. 290.37 Cr. |
| 38 | EMP Cost | Construction Phase: Rs. 513.44 Lacs Operation Phase: Capital cost: Rs. 2874.86 Lacs (Including DMP cost) Operational and Maintenance cost: Rs. 53.14 Lacs/annum (Including DMP cost) |
| 39 | CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018 | -- |
| 40 | Details of Court Cases/ litigations w.r.t the project and project location, if any. | No litigation is pending against the project or land |

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

Specific Conditions:

A. SEAC Conditions-

B. SEIAA Conditions-

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved

- sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
 - III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
 - IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
 - VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - VII. PP to provide adequate electric charging points for electric vehicles (EVs).
 - VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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.

C) General EC Conditions:-

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Date: 5/18/2023 11:27:14 AM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000136725/CE/2208000639

Date: 15/08/2022

To,
M/s. Macrotech Developers Ltd, CTS
No.67, 67A, 67/1 to 67/47, Village Vikhroli,
Kurla, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for Construction of Residential Housing and Commercial Project under SRA Scheme.

- Ref:
1. Application Submitted by SRO-Mumbai-III
 2. Minutes of 8th CC meeting dtd-30.06.2022

Your application NO. MPCB-CONSENT-0000136725

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

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.498.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Construction of Residential Housing and Commercial Project named as M/s. Macrotech Developers Ltd, CTS No.67, 67A, 67/1 to 67/47, Village Vikhroli, Kurla, Mumbai on Total Plot Area of 41515.30 Sq.Mtrs for construction BUA of 368932.55 Sq.Mtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

| Sr No | Description | Permitted (in CMD) | Standards to | Disposal |
|-------|-------------------|--------------------|---------------------|--|
| 1. | Trade effluent | Nil | NA | NA |
| 2. | Domestic effluent | 1488 | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|------------------|--------------------------------------|------------------------|---------------------------------|
| S-1 to S-2 | DG Set- 1000 KVA | 2 | As per Schedule -II |
| S-3 to S-5 | DG Set- 1500 KVA | 3 | As per Schedule -II |
| S-6 | DG set-830 KVA | 1 | As per Schedule -II |
| S-7 | DG set-750 KVA | 1 | As per Schedule -II |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment | Disposal |
|--------------|-------------------------|---------------------------|---|------------------------------------|
| 1 | Bio Degradable waste | 874 Kg/Day | will be treated in OWC | will be used as a manure |
| 2 | Non Biodegradable waste | 1312 Kg/Day | Will be stored separately for hand over | will be handed over to MCGM vendor |
| 3 | STP sludge | 20 Kg/Day | will be stored separately | will be used as a manure |

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

| Sr No | Category No. | Quantity | UoM | Treatment | Disposal |
|--------------|---------------------|-----------------|------------|------------------|-----------------|
| NA | | | | | |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of EC and consent to establish condition.
12. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
15. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



Ashok Shingare

Generated by eSign@MPCB
cbb780e2
1a91a2a4
7df849e6
89fbd521
45981ae6
1d6c3777
103b5587
862441c6

Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-08-15 13:44:05 IST

Received Consent fee of -

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1 | 996000.00 | MPCB-DR-11551 | 25/04/2022 | RTGS |

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai III
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & E.C.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **1565 CMD for treatment of domestic effluent of 1488 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

| Sr. No. | Purpose for water consumed | Water consumption quantity (CMD) |
|----------------|--|---|
| 1. | Industrial Cooling, spraying in mine pits or boiler feed | 0.00 |
| 2. | Domestic purpose | 1699.00 |
| 3. | Processing whereby water gets polluted & pollutants are easily biodegradable | 0.00 |
| 4. | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00 |

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

| Stack No. | Source | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel | Sulphur Content(in %) | Pollutant | Standard |
|------------------|----------------------|-------------------------------------|-----------------------------|---------------------|------------------------------|------------------|-----------------|
| S-1 to S-2 | DG set-1000 KVA each | Acoustic Enclosure | 5.00 | Diesel 840 Kg/Hr | 1 | SO2 | 403.2 Kg/Day |
| S-3 to S-5 | DG set-1500 each | Acoustic Enclosure | 5.00 | | | SO2 | 403.2 Kg/Day |
| S-6 | DG set-830 KVA | Acoustic Enclosure | 5.00 | | | SO2 | 403.2 Kg/Day |
| S-7 | DG set-750 KVA | Acoustic Enclosure | 5.00 | | | SO2 | 403.2 Kg/Day |

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

| | | |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm ³ |
|-------------------------|---------------|------------------------|

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|---|--|--|
| 1 | Consent to Establish | 10 Lakhs | within 15 days | Towards compliance of consent condition | upto commissioning of unit or five years | upto commissioning of unit or five years |

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

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

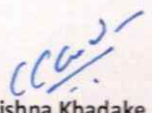
This certificate is digitally & electronically signed.

TEST REPORT

Reporting Date:05/12/2023

| | | | | | |
|-------------------------------|--|----------------------------------|--|--|--|
| Sample / Report No. | URL/NS/23-24/11/A/774 | | | | |
| Name of Customer | Enviro Policy Research India Pvt. Ltd. | | | | |
| Address of Customer | 607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604 | | | | |
| Name Of Location | Project Site Located at Vikhroli, Mumbai | | | | |
| Monitoring For | Ambient Air | | | | |
| Sample Drawn by / Date | 29.11.2023 | | | | |
| Parameters | PM₁₀ (µg/m³) | CO (mg/m³) | NO_x (µg/m³) | PM_{2.5} (µg/m³) | SO₂ (µg/m³) |
| Analytical Method | IS 5182 (Part 23):2006 | IS 5182 (Part 10):1999 | IS 5182 (Part 6):2006 | IS 5182 (Part 23):2006 | IS 5182 (Part 2):2001 |
| Results | 71 | 0.6 | 23.4 | 35 | 12 |




Mr. Krishna Khadake
 (Quality Manager)
 Authorized Signatory

Reproduction of this report in full or in parts is prohibited. The results relate to sample tested

page 1 of 1

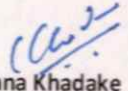
-End of Report-

TEST REPORT

Reporting Date: 04/12/2023

| | |
|-------------------------------|--|
| Sample / Report No. | URL/NS/23-24/11/A/775 |
| Name of Customer | Enviro Policy Research India Pvt. Ltd. |
| Address of Customer | 607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604 |
| Monitoring For | Ambient Noise |
| Sample Drawn by / Date | 29.11.2023 |
| Location | Project Site at Vikhroli, Mumbai |
| Day Time Average | 66 dBA |
| Night Time Average | 42 dBA |




 Mr. Krishna Khadake
 (Quality Manager)
 Authorized Signatory

Reproduction of this report in full or in parts is prohibited. The results relate to sample tested

Page 1 of 1

-End of Report-

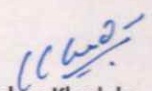
TEST REPORT

Reporting Date:05/12/2023

| Sample / Report No. | URL/NS/23-24/11/S/776 | | |
|---|--|--------------------|------------------------|
| Name of Customer | Enviro Policy Research India Pvt. Ltd. | | |
| Address of Customer | 607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604 | | |
| Nature of Sample | Soil | | |
| Sample declaration as provided by customer: | | | |
| Name of Sample | Soil | | |
| Sample Collected by / Date | EPRI-29/11/2023 | Sample Received On | 29/11/2023 |
| Sample Quantity | 1 kg | Start of Analysis | 29/11/2023 |
| Sample Container | Plastic Bag | End of Analysis | 05/12/2023 |
| Limits of Reference | NA | | |
| Parameters | Location | Units | Method |
| | Project Site Located at Vikhroli, Mumbai | | |
| pH of 10% Solution | 7.1 | - | IS 2720 (Part 26):1987 |
| Colour | Brown | - | Visual Observation |
| Texture | Loamy | - | URL/LAB/SOP/06 |
| Electrical Conductivity EC | 274.4 | μS/cm | IS 14767:2000 |
| Bulk Density | 1.3 | Gm/cm ³ | URL/LAB/SOP/08 |
| Organic Content | 1.4 | % | IS 2720 (Part 22):1972 |
| Water Holding Capacity | 51 | % | URL/LAB/SOP/07 |
| Calcium as Ca | 24 | mg/100 gm | EPA 3050 B |
| Chloride as Cl | 15.6 | mg/100 gm | URL/LAB/SOP/04 |
| Magnesium as Mg | 13.4 | mg/100 gm | EPA 3050 B |
| Potassium as K | 28.7 | mg/kg | EPA 3050 B |
| Sodium as Na | 41.3 | mg/kg | EPA 3050 B |
| Sulphate as SO ₄ | 15.4 | mg/100 gm | URL/LAB/SOP/05 |
| Copper as Cu | 13 | mg/kg | EPA 3050B |
| Lead as Pb | <2 | mg/kg | EPA 3050B |
| Zinc as Zn | 158.4 | mg/kg | EPA 3050B |
| Total Kjeldahl Nitrogen as N | 1.1 | % | IS14684:1999 |
| Total Phosphate as PO ₄ | 11.3 | mg/100gm | EPA 3050 B |
| Iron as Fe | 196.5 | mg/kg | EPA 3050 B |

Note: NA- Not Applicable, NS- Not Specified.




 Mr. Krishna Khadake
 (Quality Manager)
 Authorized Signatory

Reproduction of this report in full or in parts is prohibited. The results relate to sample tested.

- End of Report -

Page 1 of 1