



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000071550

Submitted Date

24-09-2024

PART A

Company Information

Company Name

M/s. BUILD SQUARE

Application UAN number

MPCB-CONSENT-0000134857

Address

Sharda Sangeet Vidyalaya, M K Marg
Kalanagar, Bandra, Mumbai Suburban

Plot no

C.T.S. No.1 (Pt.)

Taluka

Kurla

Village

Andheri

Capital Investment (In lakhs)

13500.00

Scale

L.S.I

City

Mumbai city

Pincode

400070

Person Name

Anil Bilawala

Designation

Manager

Telephone Number

9664147627

Fax Number

0

Email

buildsquare2018@gmail.com

Region

SRO-Mumbai II

Industry Category

Orange

Industry Type

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

Last Environmental statement submitted online

no

Consent Number

MPCB-CONSENT-0000134857

Consent Issue Date

2022-08-15

Consent Valid Upto

2027-08-15

Establishment Year

2022

Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

Industry Category Primary (STC Code) & Secondary (STC Code)

Product Information

Product Name

Building construction project

Consent Quantity

0

Actual Quantity

0

UOM

CMD

By-product Information

By Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
	0.00	0.00
Cooling	0.00	0.00
Domestic	357.00	0.00
All others	0.00	0.00
Total	357.00	0.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic	321	0	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
OTHERS	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	1095000	0	Kg/Annum

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
NA. Project is under construction phase. Data will be submitted in operational phase.	0	0	0	0	0

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
NA. Project is under construction phase. Data will be submitted in operational phase.	0	0	0	0	0

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Biodegradable waste	0	0	Kg/Annum
Non Biodegradable waste	0	0	Kg/Annum

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	0	0	Kg/Annum

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
NA	0	Kg/Annum	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Biodegradable waste	0	Kg/Annum	NA
Non Biodegradable waste	0	Kg/Annum	NA
STP Sludge	0	Kg/Annum	NA

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
-------------	---	--	--------------------------------	--------------------------------------	-----------------------------	-----------------------------------

NA. Project is under construction phase.
Data will be submitted in operational phase.
STP, OWC, RWH, Saolr will be provided.

000000

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.
[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Environmental management plans	0	0

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
NA	0	0

Part-I

Any other particulars for improving the quality of the environment.

Particulars

Project is under construction phase. EC & Consent to establish are obtained from respective authorities.

Name & Designation

Anil Bilawala (Manager)

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000071550

Submitted On:

24-09-2024

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.0000134857/CE/2208000643

Date: 15/08/2022

To,
M/s.Build Square, "Domain" Ekta SRA Co-
Operative Housing Society (Prop) (Under
SRA Scheme), Plot bearing CTS No.1 (Pt)
of Village Deonar, Tal- Kurla, Mumbai.



Your Service is Our Duty

Sub: Consent to Establish for the proposed Residential building under SRA Scheme Project.

- Ref:**
1. Application Submitted by SRO-Mumbai-III
 2. Minutes of 7th CC meeting dtd-27.06.2022.

Your application NO. MPCB-CONSENT-0000134857

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.135.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential building under SRA Scheme Project named as M/s.Build Square, "Domain" Ekta SRA Co-Operative Housing Society (Prop) (Under SRA Scheme), Plot bearing CTS No.1 (Pt) of Village Deonar, Tal- Kurla, Mumbai on Total Plot Area of 4450.23 Sq.Mtrs for construction BUA of 44305.03 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	321	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	DG Set- 500 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	539 Kg/Day	OWC	will be used as manure for plantation
2	Non Biodegradable waste	788 Kg/Day	Segregate	will be handover to the local authorized vendor
3	STP Sludge	45 Kg/Day	Drying	will be used as manure for gardening

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 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

c8e40e5c
8e6c172b
cd335ba4
55a3f889
f9367355
66e7e7c7
c2a53b38
1c204674

Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-08-15 13:52:15 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	270000.00	MPCB-DR-11051	05/04/2022	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai II
 - 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 **325 CMD for treatment of domestic effluent of 321 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	357.00
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	DG Set-500 KVA	Acoustic Enclosure	5.00	HSD 125 Kg/Hr	1	SO ₂	60 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 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.

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/02/24/00399A		Report Date - 22.02.2024	
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed" Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar – Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/02/24/00399A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	13.02.2024	Date of Receipt	14.02.2024
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	14.02.2024 to 15.02.2024		
Report for the month	FEBRUARY, 2024		

Discipline: Chemical


Group: Atmospheric Pollution

Environmental Conditions		
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring
30°C	58%	8 Hours
RESULTS		
Tests Parameter	Results	NAAQS LIMITS
Particulate Matter (PM ₁₀)	82.94	100 µg/m ³
Particulate Matter (PM _{2.5})	42.49	60 µg/m ³
Sulphur Dioxide (SO ₂)	22.06	80 µg/m ³
Nitrogen Dioxide (NO ₂)	24.64	80 µg/m ³

Remark: All the measured values are within NAAQS limits.

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Netra Pawar)

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

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

Water Sample Analysis Report

Report No. - EAEPL/W/02/24/00399B			Report Date – 22.02.2024
Name of Customer	M/s. “Ekta SRA Co-op Housing Society Proposed” Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Subarban District, At Ghatkopar – Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/24/00399B (Near Back side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	14.02.2024	Date of Receipt	14.02.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	14.02.2024 to 22.02.2024		
Report for the month	FEBRUARY, 2024		

Discipline: Chemical


Group: Water

Parameters	Unit	Results	Method
pH	-	7.48	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	236	IS 3025 (Part 16) 2023
Alkalinity	mg/L	65.33	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	58.23	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	145.84	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg/L	36.07	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	10.25	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (23 rd Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019


Note: ND – Not Detected

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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

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

Water Sample Analysis Report

Report No. - EAEPL/W/02/24/00399B			Report Date – 22.02.2024
Name of Customer	M/s. “Ekta SRA Co-op Housing Society Proposed” Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Subarban District, At Ghatkopar – Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/24/00399B (Near Back side of Site)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	14.02.2024	Date of Receipt	14.02.2024
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	14.02.2024 to 16.02.2024		
Report for the month	FEBRUARY, 2024		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

Soil Sample Analysis Report

Report No. - EAEPL/S/02/24/00399C			Report Date - 22.02.2024
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed" Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar – Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/02/24/00399C (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	14.02.2024	Date of Receipt	14.02.2024
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	14.02.2024 to 22.02.2024		
Report for the month	FEBRUARY, 2024		

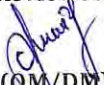
Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.89	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	867.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	28.61	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	35.17	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.84	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	110.56	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	710.68	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2357.84	EPA 9080
Exchangeable Mg	mg/kg	264.33	EPA 9080
Sulphate	mg/kg	28.66	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.12	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1011.91	EPA 3050B
Potassium (K)	mg/kg	841.61	EPA 3050B
Copper (Cu)	mg/kg	212.37	EPA 3050B
Iron (Fe)	mg/kg	66701.55	EPA 3050B
Lead (Pb)	mg/kg	11.62	EPA 3050B
Zinc (Zn)	mg/kg	184.91	EPA 3050B

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Netra Pawar)

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

End of Report

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/02/24/00399D		Report Date - 22.02.2024	
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed" Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar – Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/02/24/00399D	Sample quantity and packing	Not Applicable
Date of Sampling	13.02.2024	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	FEBRUARY, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.6	44.4	55	45
Near Centreside of Site	dB(A) Leq.	52.1	41.3	55	45
Near Backside of Site	dB(A) Leq.	54.1	44.2	55	45
Near Site Office	dB(A) Leq.	52.4	40.1	55	45

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

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

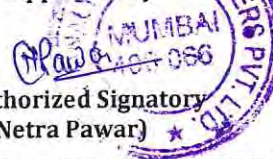
Reviewed by



(QM/DM)

(Shweta Sonawane)

Approved by



 Authorized Signatory
(Netra Pawar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/11/23/01648A		Report Date - 25.11.2023	
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed" Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar – Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/11/23/01648A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	17.11.2023	Date of Receipt	18.11.2023
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	18.11.2023 to 20.11.2023		
Report for the month	November, 2023		

Discipline: Chemical


Group: Atmospheric Pollution

Discipline: Chemical		Group: Environmental	
Environmental Conditions			
Ambient Air Temperature (°C)		Relative Humidity (%)	Duration of Monitoring
29°C		52%	8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	81.75	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	41.04	60 µg/m ³	IS 5182 (Part 24) 2019
Sulphur Dioxide (SO ₂)	21.89	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	23.18	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Netra Pawar)

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

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

Water Sample Analysis Report

Report No. - EAEPL/W/11/23/01648B		Report Date – 25.11.2023	
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed" Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar – Mankhurd Link Road,Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/11/23/01648B (Near Back side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	18.11.2023	Date of Receipt	18.11.2023
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	18.11.2023 to 25.11.2023		
Report for the month	November, 2023		

Discipline: Chemical

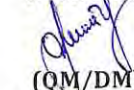
Group: Water

Parameters	Unit	Results	Method
pH	-	7.21	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	248	IS 3025 (Part 16) 2023
Alkalinity	mg/L	75.38	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	55.36	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	155.21	IS 3025 (Part 21) 2009 Reaffirmed 2019
Calcium	mg/L	42.48	IS 3025 (Part 40) 1991 Reaffirmed 2019
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	15.24	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	ND	APHA 4500-NO3 B (23 rd Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (23 rd Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019


Note: ND – Not Detected

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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

End of Report

Water Sample Analysis Report

Report No. - EAEPL/W/11/23/01648B			Report Date – 25.11.2023
Name of Customer	M/s. “Ekta SRA Co-op Housing Society Proposed” Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Subarban District, At Ghatkopar – Mankhurd Link Road,Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/11/23/01648B (Near Back side of Site)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	18.11.2023	Date of Receipt	18.11.2023
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	18.11.2023 to 20.11.2023		
Report for the month	November, 2023		

Discipline: Biological

Group: Water

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

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

Authorized Signatory
(Shweta Sonawane)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

Soil Sample Analysis Report


Report No. - EAEPL/S/11/23/01648C			Report Date - 25.11.2023
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed"		Reference – VERBAL
Site Address	Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar – Mankhurd Link Road,Deonar, Mumbai by M/s. Build Square		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/11/23/01648C (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	18.11.2023	Date of Receipt	18.11.2023
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	18.11.2023 to 25.11.2023		
Report for the month	November, 2023		

Discipline: Chemical
Group: Soil & Rock

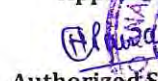
Parameters	Unit	Results	Method
pH	--	7.66	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	818.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	26.12	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	33.67	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.18	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	98.61	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	649.53	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2310.94	EPA 9080
Exchangeable Mg	mg/kg	212.60	EPA 9080
Sulphate	mg/kg	24.18	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.84	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	850.44	EPA 3050B
Potassium (K)	mg/kg	597.12	EPA 3050B
Copper (Cu)	mg/kg	281.08	EPA 3050B
Iron (Fe)	mg/kg	60291.11	EPA 3050B
Lead (Pb)	mg/kg	12.41	EPA 3050B
Zinc (Zn)	mg/kg	157.24	EPA 3050B

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Netra Pawar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/11/23/01648D			Report Date - 25.11.2023
Name of Customer	M/s. "Ekta SRA Co-op Housing Society Proposed" Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Subarban District, At Ghatkopar – Mankhurd Link Road,Deonar, Mumbai by M/s. Build Square		Reference – VERBAL
Site Address			
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/11/23/01648D	Sample quantity and packing	Not Applicable
Date of Sampling	17.11.2023	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	November, 2023		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.8	44.1	55	45
Near Centreside of Site	dB(A) Leq.	53.5	43.2	55	45
Near Backside of Site	dB(A) Leq.	53.9	42.7	55	45
Near Site Office	dB(A) Leq.	54.4	40.2	55	45

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

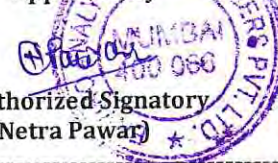
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Netra Pawar)

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

2. This report is not to be reproduced except in full, without written approval of the laboratory.

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

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/121290/2019
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 28.02.2020.

To
M/s. Build Square
C.T.S. No.1 (Pt.), Village Deonar,
Taluka-Kurla, Mumbai Suburban.

Subject : Environment Clearance for Proposed "Ekta SRA Co-op Housing Society Proposed" (DOMAIN) is located at Plot bearing C.T.S. No.1 (Pt.), of Village Deonar, Taluka-Kurla, Mumbai Suburban District, At Ghatkopar- Mankhurd Link Road, Deonar, Mumbai by M/s. Build Square

Reference : Application no. SIA/MH/MIS/121290/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 121st meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 185th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Plot area	4450.23 Sq.m.
FSI	26957.51 m ²
Non FSI	17347.52 m ²
Total Built up area	44305.03 m ²
Building configuration	Sale A Wing: Gr.+28th Upper Floor (No podium): 84.40 M. Sale B Wing: Gr.+28th Upper Floor (No podium): 84.40 M Rehab C Wing: Gr.+28th Upper Floor:84.40 M
Total population	725 no's
Water requirement	380 KLD
Sewage generation	321 KLD
STP Capacity & Technology	325 KLD
STP location	Underground and 40% open to sky
RG area required & provided – mother earth & podium	Provided 409.28 sq.m
Energy requirement	Connected load: 8996 kW Demand load: 2643 kW
Energy saving total By solar	Sale A: 15 kw Sale B: 15kw Rehab C: 14kw
No. of DG sets & capacities	500 kVA (common for rehab and sale building)
Solid waste generation	1327 kg/day
Bio-degradable generation	539Kg/ day
Non-Biodegradable	788 Kg/ day
OWC capacities	
Parking	2 – Wheeler-200 Nos

EMP cost	Operation phase: 16 lakhs Construction phase: 110 lakhs
Rain water harvesting	NA
No. of pits & size of pits	Recharge pit diameter- 3 m, area -7 sq.m. Depth -2.6 m and tank quantity -1 no. (for Wing-A) Recharge pit diameter- 3 m, area -7 sq.m. Depth -2 m and tank quantity -1 no. (for Wing-B) Recharge pit diameter- 3 m, area -7 sq.m. Depth -3 m and tank quantity -1 no. (for Wing-C)
CER	101.25 Cr

3. The proposal has been considered by SEIAA in its 185th 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:

1. PP to upload the CFO NOC. Also PP to abide the all conditions laid in the CFO NoC dated 16/8/2019.
2. PP to increase the RG patch from 113 Sq.mt to minimum 125 Sq.mt.
3. PP to increase the solar energy saving to 4%.
4. The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
5. PP to ensure that CER plan get approved from Municipal Commissioner/District Collector.
6. 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.
7. SEIAA decided to grant EC for-FSI-26957.51 m2, Non-FSI- 17347.52 m2 and Total BUA-44305.03 m2 (Plan Approval no-M-E/MCGM/0032/20080930/A1/R1)
- 8.

General Conditions:

1. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
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.
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.
4. PP has to abide by the conditions stipulated by SEAC& SEIAA.
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.
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.
7. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
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.

9. 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.
10. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
11. Arrangement shall be made that waste water and storm water do not get mixed.
12. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
13. 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.
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.
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.
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.
17. 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.
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.
19. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
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.
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 to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
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 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
23. Ready mixed concrete must be used in building construction.
24. Storm water control and its re-use as per CGWB and BIS standards for various applications.
25. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
26. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.³
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 MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
28. 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.
29. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
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.
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.

32. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
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 should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
34. 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.
35. 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.
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.
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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
38. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and 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.
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.
41. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
42. 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.
43. 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.
44. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
45. A complete set of all the documents submitted to Department should be forwarded to the Local authority and 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.
47. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
48. 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.
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://parivesh.nic.in>

50. 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.
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.
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, 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.
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.
54. 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.


Anil Diggikar
(Member Secretary, SEIAA)

Copy to:

1. Shri Johny Joseph, Chairman-SEIAA
1. Secretary, MoEF & CC
2. IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai.
6. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

