

Date.01.12.2025

To,
Ministry of Environment, Forests & Climate Change,
Integrated Regional Offices,
Ground Floor, East Wing, New Secretariat Building, Civil Lines,
Nagpur-440 001, Maharashtra.

Subject: Submission of Half yearly compliance report for December 2022 for our project "Located at Plot No. – 9/9A, T.T.C. Industrial Area, Turbhe, Navi Mumbai.

Reference: Environmental Clearance vide letter no. vide letter no.
EC22B038MH146169, Dated 13.09.2022

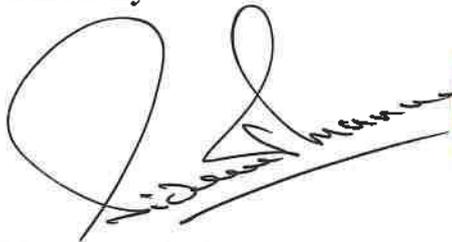
Respected Sir,

With reference to the above-mentioned subject and as per the condition stated in Environmental Clearance Letter, we would like to submit the **Half yearly compliance report for December 2025 along with monitoring** reports after receipt of Environmental Clearance for the above-mentioned site.

We are hereby enclosing our Compliance report copy of **December 2025** along with the duly filled Data Sheet and annexures for your reference.

Thanking you.

Yours Sincerely.




AUTHORIZED SIGNATORY

- Cc.: 1. Member Secretary SEIAA, Maharashtra.
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai.
3. Regional officer, Maharashtra Pollution Control Board, Navi Mumbai.



VISHWAGREEN PLUS LLP

Plot No. 9/9 A, TTC Industrial Area Turbhe Naka, MIDC Turbhe, Navi Mumbai - 400 703.
 T: 022-49715245
 E: planm@vishwagreenrealtors.com | W: www.vishwagreenrealtors.com
 GSTN No.: 27AARFN0112D1Z1N | LLPIN: AAQ-8854

Sanitary and Hygiene Measures

Sr. No.	Particulars	Details
1.	No. of Resident Workers	45
2.	No. of Non-Resident Workers	15
3.	No. of Hutments	21
4.	Facility provided to workers	
1.	No. of Toilets	10
2.	No. of Bathrooms	05
3.	Drinking water facility	MIDC Water Provided
4.	Light provision to hutments	Provided
5.	First Aid Box provision	Provided
6.	Cooking Facility	LPG Gas Cylinder
7.	Provision of safety gadgets	Provide (Life Guard Jackets,Gloves, Gum Boots)
8.	Barricading of site	Provided



Point wise compliance status to various stipulations laid down by the government of Maharashtra as per the Environment Clearance issued vide letter no. EC22b038MH146169 dated 13th September 2022.

Sr no.	Conditions	Status
Specific Conditions		
1.	PP to submit IOD/IOA/ Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the circular date 30.12.2014 issued by the Environment Department, Govt. of Maharashtra.	Please refer to Annexure 2 for the amended Commencement Certificate (No EE/Dn. II/MHP/SPA/A52003/of 2019) received from the MIDC dated 7.02.2019 received.
2.	PP to obtain following NOC's/remarks: a) water Connection; b) Final CFO NOC; c) Civil Aviation NOC for proposed height.	PP has obtained the NOC's. Kindly refer Annexure 3 for the same.
3.	PP to submit debris management plan vetted by NMMC	Noted and we will comply the same. Refer Annexure 4 for the letter submitted to the NMMC regarding the proper disposal of the debris
4.	PP to relocate/shift Fire tank/UGT from driveway	Noted. Refer Annexure 5 for the change in the plans proposed
5.	PP to submit revised water balance chart considering 95% of sewage generation; PP to submit calculation of treated water used for RG Area	We have revised the water balance chart by considering 95% sewage available for recycling instead of 90% as proposed earlier. Refer Annexure 6
6.	PP to ensure that the energy savings from renewable sources shall be minimum 5%	We have utilized the all shadow-free area of the terrace for solar panels, and we can achieve a maximum of 3% of energy-saving from renewable sources. We don't have additional area to secure a further 2% energy saving.
SEIAA Conditions		
1.	The EC is restricted up to 74.84m height till PP obtains revised Civil Aviation NOC. Once PP obtains revised Civil Aviation NOC, height restriction will be as per revised NOC.	Noted and will comply the same.
2.	This EC is restricted up to 51.35 m height for Wing B & Wing C as per CFO NOC.	Noted and will comply the same.
3.	There are 58 trees existing on site and PP has proposed to cut 10 trees and to transplant 5 trees. PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act,1975.	Noted and will comply the same.
4.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and will comply the same.
5.	PP to achieve atleast 5% of total energy requirement from solar/other renewable sources.	We have utilized the all shadow-free area of the terrace for solar panels, and we can achieve a

Sr no.	Conditions	Status
		maximum of 3% of energy-saving from renewable sources. We don't have additional area to secure a further 2% energy saving.
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	Noted and will comply the same.
7.	SEIAA after deliberation decided to grant EC for-FSI- 9632.29 m ² , Non-FSI- 27726.261 m ² Total BUA- 42214.102 m ² , (Plan Approval No. EE/Dn.II/SPA/A52003/2019, dated-07.02.2019	Noted and will comply the same.
General Conditions		
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.	Waste generated from toilets and bathrooms will be collected using sewage suction tanker by local solid waste management facility for further treatment. Provision will be made for a temporary room within the project site for collection, segregation, and storage of biodegradable and non-biodegradable waste. Refer Annexure 8 for the solid waste management
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.	Re-utilization & recycling strategy for construction debris is being followed. Recycled aggregates are sold to the recycle dealer.
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.	Negligible quantities of oil spillage from construction machineries & vehicles.
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.	Drinking water is being stored in a clean separate tank to avoid contamination. The waste generated from the labour camps (mostly household waste) is collected and disposed to disposal facility. Sanitary hygienic facilities are provided for workers at site. Refer Annexure 17 for the details on Sanitary and Hygiene measures given for the project.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and designing of separate pipeline for waste water & laying of separate drain line for storm water is proposed in the project.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted and shall comply the same.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.

Sr no.	Conditions	Status
VIII.	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.	No extraction of ground water is taking place for construction.
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.	Noted.
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated soil used for backfilling and levelling of the plot & remaining shall be used within site for landscaping.
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.	Excavated soil used for backfilling and levelling of the plot & remaining shall be used within site for landscaping.
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 metals and toxic contaminants. Hence, there is no threat of contamination to sub-soil and ground water. Monitoring reports are enclosed as Annexure 7 .
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.	Noted.
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.	D.G. Sets will be operated only in case of power failures during construction phase. We have proposed a DG set which is of enclosed type & confirms to EPA standard.
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted.
XVII.	Vehicles hired for transportation of raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highway Department. The vehicle shall be adequately covered to avoid spillage/leakages.	Regular maintenance of construction vehicles is carried out to keep them in good condition. Adequate parking space is being provided for construction vehicles inside the construction premises to lessen the impact on traffic in surrounding areas. The vehicles hired by the contractor for construction purpose are checked for valid PUC Certificate. Refer Annexure 16 for the latest PUC Certificates.
XVIII.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Dust suppression of fugitive dust arising mainly due to transportation

Sr no.	Conditions	Status
	<p>ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.</p>	<p>of construction material is being carried out by water sprinkling. The vehicles hired by the contractor for construction purpose are checked for valid PUC Certificate. Ambient air and noise level 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 ambient air quality and noise levels during the construction phase are given as Annexure 7.</p>
<p>XIX.</p>	<p>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.</p>	<p>We will be using DG set during construction & operational phase for backup power source and acoustic enclosure type will be used.</p>
<p>XX.</p>	<p>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.</p>	<p>Yes. We have defined EMP Cell to take care of regular monitoring and implementation of EMP. Annexure 13 refers to the Environmental Monitoring Cell proposed for the given project.</p>
<p>Operation Phase</p>		
<p>I.</p>	<p>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.</p>	<p>The solid waste will be collected & segregated into wet & dry waste and supplied through authorized vendors. Please refer to Annexure 8 for the solid waste management and Annexure 10 for the location of the utilities.</p>
<p>II.</p>	<p>E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.</p>	<p>Noted and will comply the same.</p>
<p>III</p>	<p>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% gray water by decentralized treatment should be done. Necessary measures</p>	<p>STP will be certified by independent expert and same will be commissioned after due approval from MPCB. The 100% treatment will be done, and treated sewage will be used for gardening and flushing purpose. Excess will be drained into existing sewer line and will conform to the norms of MPCB, also Activated carbon filter and sand filter will be given to take care of odour problem.</p>

Sr no.	Conditions	Status
	should be made to mitigate the odour problem from STP. b) PP to give 100% treatment of sewage/Liquid waste and explore the possibility to recycle at least 50% of water, local authority should ensure this.	For Sewage Treatment Plant location, please refer Annexure 10 for location of STP.
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.	Noted. STP of 140 m ³ /day is proposed. Organic waste converter for wet garbage will be provided while dry garbage will be recycled.
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.	Noted and we shall comply the same
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 will not be used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex, and no public space will be used for parking of vehicles. Please refer to Annexure 11 for the Parking plans.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and will be complied. Please refer to the Annexure 11 for the Parking plans with 25% of 2-wheeler and 4-wheeler is equipped with electric charging facility.
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 landscape will be developed considering CPCB guidelines. Local tree species will be used for plantation. Refer to Annexure 12 for Landscape plan.
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Yes. We will provide the same. Refer Environment Management Cell structure enclosed as Annexure 13
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.	Noted and we shall comply the same.
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	Noted and given

Sr no.	Conditions	Status
	project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in .	
XII	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	Noted and shall comply the same.
XIII.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	We shall comply the same.
XIV.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , Nox (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	We shall comply the same.
General EC Conditions		
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA	Noted.
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.	Noted and we have obtained the same from Maharashtra Pollution Control Board under Air and Water Act. Please refer Annexure 14 for Consent to Establish copy.
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.	We have received Environment Clearance. The copy of Environment Clearance is attached as Annexure 1 .
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.	As per EC conditions we are submitting six monthly Compliance report. Refer Annexure 7 for monitoring Reports carried out by MoEF recognized Laboratory.
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	Noted and we will submit the same at MPCB portal.

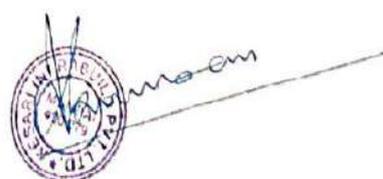
Sr no.	Conditions	Status
	State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices 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 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.	Noted and agreed to the same.
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.	The project is not located in the forest area hence NOC from Forestry and wildlife angle is not applicable.
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.	Noted.
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.	Noted.
6.	In case of submission of false document and noncompliance 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.	Noted.
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Noted.

Sr no.	Conditions	Status
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.	Noted.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-, Wing, Opposite Council all, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

For, Nagesh Buildtech Pvt. Ltd.
For NAGESH BUILDTECH PVT.LTD.

 Designated Partner
 Designated Partner

Signature & stamp Project Proponent



Signature & stamp Environment Consultant

Enclosure List

Enclosure No.	Details
1.	Environment Clearance
2.	Commencement Certificate
3.	NOC's
4.	Letter to NMMC regarding debris waste
5.	Change in Plans
6.	Water Balance Chart
7.	Monitoring Reports
8.	Solid Waste Management
9.	Environmental Management Plan
10.	STP calculation plan/ Location of Utilities
11.	Parking Details
12.	Landscape Plan
13.	Environmental Management Cell
14.	Consent to Establish
15.	Site Photographs
16.	PUC Certificates
17.	Sanitary and Hygiene Measures

Annexure 1: Environment Clearance

ENVIRONMENTAL पर्यावरण	 Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra)																		
	<p>To,</p> <p>The Partner NAGESH BUILDTECH PRIVATE LIMITED Plot No. 99A, TTC Industrial area, Turbhe Naka, MIDC, Turbhe, Navi Mumbai -400703</p>																		
PARIVESH <i>(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</i>	<p>Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding</p> <p>Sir/Madam,</p> <p>This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/254924/2022 dated 17 Feb 2022. The particulars of the environmental clearance granted to the project are as below.</p> <table border="0"> <tr> <td>1. EC Identification No.</td> <td>EC22B038MH146169</td> </tr> <tr> <td>2. File No.</td> <td>SIA/MH/MIS/254924/2022</td> </tr> <tr> <td>3. Project Type</td> <td>New</td> </tr> <tr> <td>4. Category</td> <td>B2</td> </tr> <tr> <td>5. Project/Activity including Schedule No.</td> <td>B(a) Building and Construction projects</td> </tr> <tr> <td>6. Name of Project</td> <td>Proposed commercial cum IT Building development by M/s. Nagesh Buildtech Pvt. Ltd.</td> </tr> <tr> <td>7. Name of Company/Organization</td> <td>NAGESH BUILDTECH PRIVATE LIMITED</td> </tr> <tr> <td>8. Location of Project</td> <td>Maharashtra</td> </tr> <tr> <td>9. TOR Date</td> <td>N/A</td> </tr> </table> <p>The project details along with terms and conditions are appended herewith from page no 2 onwards.</p> <p>Date: 13/09/2022</p> <p style="text-align: right;">(e-signed) Manisha Patankar Mhaiskar Member Secretary SEIAA - (Maharashtra)</p> <p><i>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.</i></p> <p><i>This is a computer generated cover page.</i></p>	1. EC Identification No.	EC22B038MH146169	2. File No.	SIA/MH/MIS/254924/2022	3. Project Type	New	4. Category	B2	5. Project/Activity including Schedule No.	B(a) Building and Construction projects	6. Name of Project	Proposed commercial cum IT Building development by M/s. Nagesh Buildtech Pvt. Ltd.	7. Name of Company/Organization	NAGESH BUILDTECH PRIVATE LIMITED	8. Location of Project	Maharashtra	9. TOR Date	N/A
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9. TOR Date	N/A																		
																			

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/254924/2022
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s.Nagesh Buildtech Pvt. Ltd.,
 Plot No. 9/9A, T.T.C. Industrial area,
 MIDC, Turbhe, Navi Mumbai.

Subject : Environmental Clearance for proposed Commercial IT building development at Plot No. 9/9A, T.T.C. Industrial area, MIDC, Turbhe, Navi Mumbai by M/s.Nagesh Buildtech Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/254924/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 181st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 250th (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/MIS/254924/2022	
2	Name of Project	Proposed Commercial IT Building development at Plot No. 9/9A, T.T.C. Industrial Area, MIDC, Turbhe, Navi Mumbai by Nagesh Buildtech Pvt. Ltd.	
3	Project category	8(a) Building and Construction, B (2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Siddharth Khanna
		Regd. Office address	326, Ansal Chamber II, Bhikaji Kama Place, R.K. Puram, New Delhi- 110066
		Contact number	9820641612
		e-mail	nageshbuildtechpvtltd@gmail.com
6	Consultant	M/s. ECOgreen Enviro Services NABET/EIA/2023/IA0070- Valid till 22.12.2023	
7	Applied for	New Greenfield Project	
8	Location of the project	9/9A, T.T.C. Industrial Area, MIDC, Turbhe, Navi Mumbai	
9	Latitude and Longitude	Latitude: 19°04'17.6"N	

		Longitude: 73°01'10.9"E					
10	Plot Area (sq.m.)	10010.00					
11	Deductions (sq.m.)	0					
12	Net Plot area (sq.m.)	10010.00					
13	Ground coverage (m ²) & %	5549.818 (55%)					
14	FSI Area (sq.m.)	29955.889					
15	Non-FSI (sq.m.)	31331.042					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	61286.931					
17	TBUA (m ²) approved by Planning Authority till date	Total BUA- 61286.931 m ² as per architects' certificate in line with LOI vide Letter dated 05.03.2019					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	NA					
20	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	NA	NA	NA	Wing A	Ground Floor (Convenient Shops) + 1 st to 5 th Floor (Financial Offices)		26.250
	NA	NA	NA	Wing B	Ground Floor (Parking) + 1 st to 8 th Floor podium Level (Parking) + 7 th to 28 th Floor (Offices)		106.850
NA	NA	NA	Wing C	Ground Floor (Parking) + 1 st to 8 th Floor podiums levels (Parking) + 7 th to 21 th Floor (Offices)	78.050	NA	
21	No. of Tenements & Shops	Wing A:	Shops = 06 Nos. & Offices = 27 Nos.				
		Wing B:	Offices = 218 Nos.				
		Wing C:	Offices = 204 Nos.				

22	Total Population	3100		
23	Total Water Requirements CMD	161		
24	Under Ground Tank (UGT) location	Domestic Tank	3 nos. of total capacity 130 KL	
		Flushing Tank	3 nos. of total capacity 100 KL	
		Fire Tank	2 nos. of total capacity 300 KL	
25	Source of water	MIDC		
26	STP Capacity & Technology	140 KLD capacity, MBBR Technology		
27	STP Location	Ground		
28	Sewage Generation CMD & % of sewage discharge in sewer line	127 & 31% (37 KLD) shall be discharged in sewer line		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	13	Channelized To MIDC
		Wet waste	9	Channelized To MIDC
		Construction waste	3064 Tonnes	Reuse on site & remaining handed over to authorized vendors
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	186	Channelized To MIDC
		Wet waste	124	Will be treated in OWC machine
		E-Waste (T/year)	2.219	Channelized to Authorized vendor
		STP Sludge (dry)	3	Dried and used as manure

31	R.G. Area in sq.m.	RG required – 10 % of plot area	
		RG provided on Mother earth- 987.681 Sq. m. (10 %)	
		Green area on wing A 6 th Floor: 596.323	
		Green area on wing B terrace Floor: 382.091	
		Green area on wing C 21 st Floor: 159.544	
		Total – 2125.639	
		Vertical garden area- 2410 Sq. m.	
		Existing trees on plot: 58 Nos.	
		Number of trees to be planted:	
		a) In RG area: 107	
b) In Miyawaki Plantation (with area): 498 trees in 166 Sq. m.			
Number of trees to be cut: 10			
Number of trees to be transplanted: 5			
32	Power requirement	During Operation Phase:	
		Details:	
		Connected load (kW)	4731.87 KW
		Demand load (kW)	2424.07 kVA
33	Energy Efficiency	a) Total Energy saving (%): 24	
		b) Solar energy (%): 3	
34	D.G. set capacity	2 DG set of 320 kVA	
35	No. of 4-W & 2-W Parking with 25% EV	4-W: 644	
		2-W: 141	
36	No. & capacity of Rain water harvesting tanks /Pits	1 RWH tank- 60 Cu.m	
37	Project Cost in (Cr.)	108.50 Cr.	
38	EMP Cost	Capital Cost: 763.71 Lacs	
		O & M Cost: 75.42 Lacs/year	
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Not Applicable	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 250th (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-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and

provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.

2. PP to obtain following NOCs/remarks:
 - a) Water connection; b) Final CFO NOC; c) Civil Aviation NOC for proposed height.
3. PP to submit debris management plan vetted by NMMC.
4. PP to relocate/shift Fire tank/UGTs from drive way.
5. PP to submit revised water balance chart considering 95% of sewage generation; PP to submit calculation of treated water used for RG area.
6. PP to ensure that the energy savings from renewable sources shall be minimum 5 %.

B. SEIAA Conditions-

1. This EC is restricted up to 74.84 m height till PP obtains revised Civil aviation NOC. Once PP obtains revised Civil Aviation NOC, height restriction will be as per revised NOC.
2. This EC is restricted up to 51.35 m height for Wing B & Wing C as per CFO NOC.
3. There are 58 trees existing on site and PP has proposed to cut 10 trees and to transplant 5 trees. PP to plant as many trees as cumulative age of trees to be cut and transplanted as compensatory plantation. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 after deliberation decided to grant EC for – FSI –9632.29 m², Non FSI- 27726.261 m², Total BUA- 42214.102 m². (Plan approval No.EE/Dn.II/SPA/A52003/2019, dated-07.02.2019)

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. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a

separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to 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. Project management should submit half yearly compliance reports in respect of the

stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, 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.

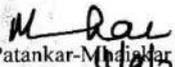
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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.


Manisha Patankar-Mudjekar
(Member Secretary, SEIAA)

Copy to:

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

Annexure 2: Commencement Certificate

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Phone: 27781602



No.EE/Dn.II/SPA/AS2003/of 2019,
Office of the Executive Engineer &
Special Planning Authority,
MIDC Dn.II, Mahape.
Date:- 07 / 02 / 2019

To,
M/s. Nagesh Buildtech Pvt. Ltd.,
Plot No. 9, 9A,
TTC Industrial Area,
Navi - Mumbai.

Sub: COMMENCEMENT CERTIFICATE

Sir,

With reference to your architect's online submission through SWC vide tracking I.D. No. SWC/14/521/20180927/579438 & complied on 04/02/2019 for grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR&T.P. Act, 1966 to erect Proposed Construction of temporary labour camp with toilet blocks & water tanks on Plot No. 9, 9A, in T.T.C. Indl. Area, the commencement/ Building permit is granted subject to the following condition & for total B.U.A. as per the approval to the plans attached.

1. The land vacated in consequence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & such No. of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office.
8. Temporary labour camps, Toilet blocks & Water tanks within the site are allowed only during the phase of construction period of 2 years only.
9. The work of construction of temporary structure shall be executed under qualified structural engineer/Architect.
10. Allottee has to pay temporary construction fees at the rate of Rs. 50/- per Sqm. of such covered area of temporary structures.
11. Equal amounts as fees should be paid as deposit, which will be refundable at the end of the two years, or on completion of project whichever is earlier after removal of by the Allottee / Licensee / Lessee / Owner.
12. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond stipulated period shall be liable for imposition of penalty which will be 3 times the rate of Rs. 50/- per Sqm.

Your's faithfully,
Maruti S Kalkutaki
Executive Engineer &
Special Planning Authority
MIDC Dn. II, Mahape

Copy submitted to :

1. The Collector, District Thane, for information.
2. The Municipal Commissioner, N.M.M.C. for information.
3. The Chief Fire Officer, MIDC, Andheri for information.
4. The Deputy Engineer, MIDC Sub Dn. No.I, Mahape for information.

Copy f.w.o.'s to

1. The Regional Officer, MIDC Mahape, for information.
2. Architect Consultant M/s Designo Architects Reg. No. CA/91/13873, for information & further needful please.
3. Guard File.

... 2 ...

7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
8. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
10. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
11. No tube well, bore well or open well shall be dug.
12. Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
13. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
14. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
15. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
16. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
17. In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
18. This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
19. Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
20. This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
21. As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
22. The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.

... 3 ...

... 3 ...

23. The basement if provided is to be used only for storage purpose. No. manufacturing activities are allowed, similarly toilet is not allowed at the basements.
24. The Name and plot number shall be displayed at main entrance of plot.
25. The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
26. The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.
27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
28. Since you have consumed 0.96 of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.

B] Drainage

i) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

- 1) The work should be carried out as per specifications conforming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
- 2) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.

3) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.

4) You will be allowed to join your effluent to MIDC's common effluent collection system only after obtaining of necessary N.O.C. from M.P.C. Board and actual commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system

5) Overhead water tank shall be provided at the rate of 500 Liters per W.C. / Urinal provided.

6) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100 mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.

7) All vent pipes shall be minimum 80 mm dia size.

8) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.

9) All S.W. pipes shall be minimum of 150 mm dia size.

10) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.

11) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with arrangements for measurement of the flow.

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12) In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under MIDC., Act and various regulations and as per provision in the lease agreement.

13) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

14) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be out letted only after pretreatment conforming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

Thanking you,

Yours faithfully,
Maruti S
Kalkutaki
 Executive Engineer &
 Special Planning Authority
 MIDC Dn.II, Mahape.

DA:- 1. One Statement showing details of drawings and built up area approved.
 2. Copy of approved drawings/plans.

Copy submitted to

- The collector , District Thane ,thane for information.
- The Chief Fire officer , MIDC, Andheri, Mumbai-93.
- The Municipal Commissioner, NNMC for information.
- The Executive Engineer, MIDC, Division II , Thane for favour of information please.
- The Regional Officer, MIDC , Mahape information .
- Copy f.w.c.s to M/s Designo Architects Reg. No. CA/91/13873,for information & further needful please.
- Guard File.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

The statement is accompaniment to letter No.EE/Dn.II/SPA/A52003/2019, Dated 07/02/2019, issued by M.I.D.C. addressed to for M/s. Nagesh Buildtech Pvt. Ltd., Plot No. 9,9A in TTC Industrial Area.

1) Fresh Plans.

Allotees Name :- M/s. Nagesh Buildtech Pvt. Ltd., Plot No. 9, 9A in TTC Industrial Area SWC/14/521/20181127/590299.

Sr. No.	Drawing No. & Date	Name of Architects	Description	Still Area Sqm.	Ground fl. Area in Sqm.	1 st fl. Area Sqm.	2 nd fl. Area Sqm.	3 rd fl. Area Sqm.	4 th fl. Area Sqm.	5 th fl. Area Sqm.	6 th fl. Area Sqm.	7 th fl. Area Sqm.	8 th fl. Area Sqm.	9 th to 12 th fl. Area Sqm.	Total Sqm.
1.		M/s Designo Architects Reg. No. CA/91/13873	Existing BCC vide SPP/TT/2766 dtd. 23/03/1965	----	4623.20	----	----	----	----	----	----	----	----	----	4623.20
2.			Demolition Permission vide DE/MHP(C)/895370/2017 dtd. 31/05/2017	----	(-) 4623.20	----	----	----	----	----	----	----	----	----	(-) 4623.20
3.			Total =	----	0.00	----	----	----	----	----	----	----	----	----	0.00
4.	1/4, 2/4, 3/4, 4/4 dtd. 17/12/18	M/s Designo Architects Reg. No. CA/91/13873	Plan showing Still, Ground Floor to 12 th Floor, Plan, Area, Front Elevations, Area Diagram, Sections, Side Elevation, Layout Plan, Area Calculation, Area Statement etc.	1873.543 (Free of FSI)	1821.89 + 335.66 (Free of FSI)	1837.04 + 325.39 (Free of FSI)	648.13 + 330.82 (Free of FSI)	60.08 + 224.07 (Free of FSI)	60.08 + 224.07 (Free of FSI)	60.08 + 224.07 (Free of FSI)	61.00 + 224.07 (Free of FSI)	60.08 + 224.07 (Free of FSI)	42.43 + 224.07 (Free of FSI)	1245.37 x 4 = 4981.48 + 848.64 (Free of FSI)	9632.29 + 3184.93 (Free of FSI)
			Total =	1873.543 (Free of FSI)	1821.89 + 335.66 (Free of FSI)	1837.04 + 325.39 (Free of FSI)	648.13 + 330.82 (Free of FSI)	60.08 + 224.07 (Free of FSI)	60.08 + 224.07 (Free of FSI)	60.08 + 224.07 (Free of FSI)	61.00 + 224.07 (Free of FSI)	60.08 + 224.07 (Free of FSI)	42.43 + 224.07 (Free of FSI)	1245.37 x 4 = 4981.48 + 848.64 (Free of FSI)	9632.29 + 3184.93 (Free of FSI)

Area of the plot . = 10010.00 m2
 Plinth Area = 3695.433 m2
 Ground coverage . = 3695.433 / 10010.00 = 0.37 < 0.50O.K.
 Total Built -up area = 9632.29 m2
 FIS consumed = 9632.29 / 10010.00 = 0.96 < 1.0 O.K.

Maruti S Kalkutaki
 Executive Engineer & SPA,
 MIDC Dn. II, Mahape.

Annexure 3: NOC's

Civil Aviation NOC



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Mr. Siddharth Khanna owner of M/S Vishwakareeti Realities Pvt.Ltd. ✓

Date: 11-09-2018

Arenja Corner, Office No- 421, Plot No- 71,
Sector- 17, Vashi Navi Mumbai 400705, Navi
Mumbai Maharashtra 400705

Valid Upto: 10-09-2026

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Civil Aviation Act, 1934 (Ministry of Civil Aviation) order GSR 551 (I) dated 30th Sep, 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID:	NAVI/WEST/BOH/318/326469 ✓
Applicant Name*	Sandeep Rangras ✓
Site Address*	Plot no- 89A, TTC Industrial Area, TTC Industrial Area Turbhe Navi Mumbai, Navi Mumbai, Maharashtra ✓
Site Coordinates*	73.01 09.01-19.04 18.54, 73.01 09.09-19.04 16.22, 73.01 14.58-19.04 18.66, 73.01 14.67-19.04 16.33 ✓
Site Elevation in mtrs AMSL submitted by Applicant*	13.55 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	88.39 M (Restricted) ✓

*As provided by applicant

1. This NOC is subject to the terms and conditions as given below:

- a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.
- b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.
- c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.
- d. The Structure height (including any superstructure) shall be calculated by subtracting the Site Elevation in AMSL from the Permissible Top Elevation in AMSL, i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- e. The issue of the 'NOC' is further subject to the provisions of Section 4-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

- f. No radio-TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 88.39 M (Restricted) (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flight.
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.in.
- l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defense, if the site lies within their jurisdiction. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 15 of GSR 151 (E).
- n. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- o. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.



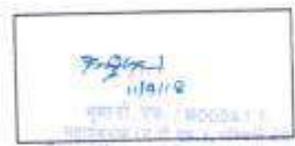
Chairman NOC Committee

Region Name: WEST

Address: General Manager, Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vile Parle (E), MUMBAI-400099

Email ID: nocwest@aii.aero

Contact No: 022-28300656



Name / Designation / Sign with Date	
Prepared By	<i>[Signature]</i> ES B Sawant 11/09/18
Verified By	<i>[Signature]</i> P.K. Guleria AGM(ATM/NOE) 11/09/18

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टो केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606

Water Connection NOC



महाराष्ट्र MAHARASHTRA

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- 6 APR 2022

ZU 932209



UNDERTAKING

We, Nagesh Buildtech Pvt. Ltd. hereby undertake to take approval from MIDC to meet freshwater requirement for our commercial IT Building Project at Plot No. 9/9A, T.T.C. Industrial area, MIDC, Turbhe, Navi Mumbai, Maharashtra. We will make sure to follow mentioned condition before occupying the building.

For,

Nagesh Buildtech Pvt. Ltd.
For Nagesh Buildtech Private Limited

Authorized Signatory
Authorised Signatory

Fire NOC

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

HEAD OFFICE : "Udyog Sarthi", Mahakali Caves Road,
Andheri (E), Mumbai – 400 093.
Tele: (022) 26870052/54/27/73 Fax: (022) 26871587

PRINCIPAL OFFICE : 4,4 (A), 12th Floor, World Trade Centre, Complex-1,
Cuffe Parade, Mumbai – 400 005
Tele : (022) 22151451/52/53 Fax : (022) 22188203



No. MIDC/Fire/D-82364
Date: 19/11/2022

M/s, Nagesh Buildtech Pvt. Ltd.,
Plot No: 9 & 9A MIDC TTC
Indl. Area.

Sub: Grant of "Provisional No-Objection Certificate" to your proposed construction of I.T. building, on plot No, 9 & 9A at MIDC, TTC Indl. Area.

Ref: Your application vide no. SWC/14/521/20210605/762574.

Dear Sir,

This has reference to your application under reference above. This office has "NO Objection (Provisional)" for your proposed construction of I.T. building; on plot No, 9 & 9A at MIDC, TTC Indl. Area. The details of the constructions as per the Drawing submitted by you are as mapped under your BPAMS application. The plot area is **10,010.00 Sqm** & the proposed built up area is **29,869.81 Sq. mtrs.** The height of the proposed structure is **101.850 mtr.** The details of the proposed construction are as under;

Floor Name	Proposed FSI Area	Bal	Stair	Lift	Pass
	Spec. (IT/BT)	Spec			
Terrace Floor...	0.00	0.00	0.00	0.00	0.00
Twentysixth Floo...	331.32	33.35	41.58	43.58	22.92
Twentyfifth Floo...	504.89	49.98	41.58	40.32	51.24
Twentyfourth Flo...	560.63	56.25	78.48	66.24	51.26
Twentythird Floo...	560.63	56.25	78.48	66.24	51.26
Twentysecond Flo...	560.63	56.25	78.48	66.24	51.26
Twentyfirst Floo...	503.54	50.03	41.58	40.32	51.24
Twentieth Floor...	560.63	56.25	78.48	66.24	51.26
Nineteenth Floor...	589.39	56.25	99.68	59.94	51.23
Eighteenth Floor...	1225.18	126.53	99.68	58.92	149.95
Seventeenth Floo...	1167.28	120.08	99.68	58.92	149.95
Sixteenth Floor...	1225.18	126.53	99.68	58.92	149.95
Fifteenth Floor...	1225.18	126.53	99.68	58.92	149.95
Fourteenth Floor...	1225.18	126.53	99.68	58.92	149.95
Thirteenth Floor...	1167.28	120.08	99.68	58.92	149.95
Twelfth Floor...	1225.18	126.53	99.68	58.92	149.95
Eleventh Floor...	1225.18	126.53	99.68	58.92	149.95
Tenth Floor...	1225.18	126.53	99.68	58.92	149.95
Ninth Floor...	1167.28	120.08	99.68	58.92	149.95
Eighth Floor...	1225.18	126.53	99.68	58.92	149.95
Seventh Floor...	1054.55	113.41	99.68	58.92	160.78
Sixth Floor...	1488.37	148.75	161.65	82.34	0.00
p8 Floor...	0.00	0.00	100.66	59.59	0.00
Fifth Floor...	1589.87	162.91	162.06	82.72	0.00
p7 Floor...	0.00	0.00	100.66	59.59	0.00
Fourth Floor...	1592.75	162.85	162.06	82.72	0.00
p6 Floor...	0.00	0.00	100.66	59.59	0.00
p5 Floor...	0.00	0.00	100.66	59.59	0.00
Third Floor...	1592.75	162.85	162.06	82.72	0.00
p4 Floor...	0.00	0.00	100.66	59.59	0.00
Second Floor...	1592.75	162.85	162.06	82.72	0.00
p3 Floor...	0.00	0.00	100.66	59.59	0.00
p2 Floor...	0.00	0.00	100.66	59.59	0.00
First Floor...	1612.45	163.82	162.06	82.72	0.00
p1 Floor...	0.00	0.00	100.66	59.59	0.00
Ground Floor...	1803.08	0.00	162.06	83.05	0.00
Total :	29801.50	2864.53	3673.74	2211.86	2191.85

Access to the substation shall be provided from the nearest fire exit/exit staircase for the purpose of electrical isolation.

In addition to the above, all provision under the National Building Code 2016, Shall be strictly adhered, also if any change in activity or proposed expansion or subletting of Plot, NOC from this department is essential.

This is a **Provisional No Objection Certificate**. After providing the above fire prevention and protection system and after compliance of above recommendations inspection of the premises & fire prevention & protection arrangements will be carried out by this department and after satisfactory compliance "**Final No Objection Certificate**" will be issued. **This "Provisional No-Objection Certificate" will be treated valid for the period of one year from the date of issue.**

Details of "Fire Protection Fund Fees" are as follows:

	Total Amount as per new challan vide Receipt No MCH/9862/2022 Dt; 19/11/2022.	Advance "Fire Protection Fund fees" paid by M/s. Nagesh Buildtech Pvt Ltd., vide receipt no. 1073/CH/6104/2018 Dt. 02/10/2018	Balance "Fire Protection Fund fees"(After TDS) to be recovered by SPA
(i)	(ii)	(iii)	(iv)
Initial Protection "Fire Fund fees"	Rs. 12,28,805.60/-	Rs. 7,82,750.80/-	Rs. 5,26,344.66/-
Additional Protection "Fire Fund fees"	Rs. 1,51,65,457.40/-	Rs. 62,57,476.20/-	Rs. 1,16,37,763.54/-
Total	Rs. 1,63,94,263.00/-	Rs. 70,40,227.00/-	Rs. 1,21,64,108.20/-

The undersigned reserves the right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

Thanking you.

Yours faithfully,

(S. S. Warick)
Chief Fire Officer & Fire Advisor,
MIDC, MUMBAI 400 093.

Copy to Executive Engineer, MIDC Thane Division-II (SPA), for information.

Annexure 4: Letter to NMMC regarding Debris Waste

NAGESH BUILDTECH PVT. LTD

Date: 23.05.2022

To, Debris Dep
Navi Mumbai Municipal Corporation,
Ground Floor, Sector-15 A,
Palm Beach Junction, CBD Belapur,
Navi Mumbai,
Maharashtra-400614

Subject: A request for handing over the debris generation at our proposed project located at Plot No. 9/9A, TTC industrial area, MIDC, Turbhe, Navi Mumbai.

Dear Sir,

This is in line with the 173rd SEAC-II Meeting held for our project located at Plot No. 9/9A, TTC industrial area, MIDC, Turbhe, Navi Mumbai on 19.05.2022 and as suggested by committee members to submit the vetted debris management plan by NMMC, Kindly find below the demolition and construction debris waste generation details:

Demolition waste: Concrete: 5865.60 Cu. m. & Steel: 48880 Kg
(Broken Concrete will be used for site leveling or backfilling as required and steel cannot be reused as it is mild steel which is outdated as per today's I.S Codes. Only Salvage value can be obtained)

Construction debris waste: 3064 Tonnes
(30% of waste will be reused on-site for site filling, i.e. 919 Tonnes, and the remaining 70% i.e. 2145 Tonnes will be handed over for proper disposal)

Kindly acknowledge the same and give us membership to hand over the excess debris generation from our project for proper disposal during demolition and construction of the project.

Thanking you.

Yours faithfully,
For, Nagesh Buildtech Pvt. Ltd.
For Nagesh Buildtech Private Limited

Authorized Signatory

23/5/22
लेखनिक
नवी मुंबई महानगरपालिका

Reg. Off. - 325, Ansal Chambers II, Bhikaji Kama Place, R.K. Puram, New Delhi, South West, New Delhi -110066 India.
Office Add: Plot No. 9/9A, TTC Indl. Area, Turbhe Naka, MIDC, Turbhe, Navi Mumbai - 400703

Annexure 5: Change in Plans

Earlier location of domestic and fire tank



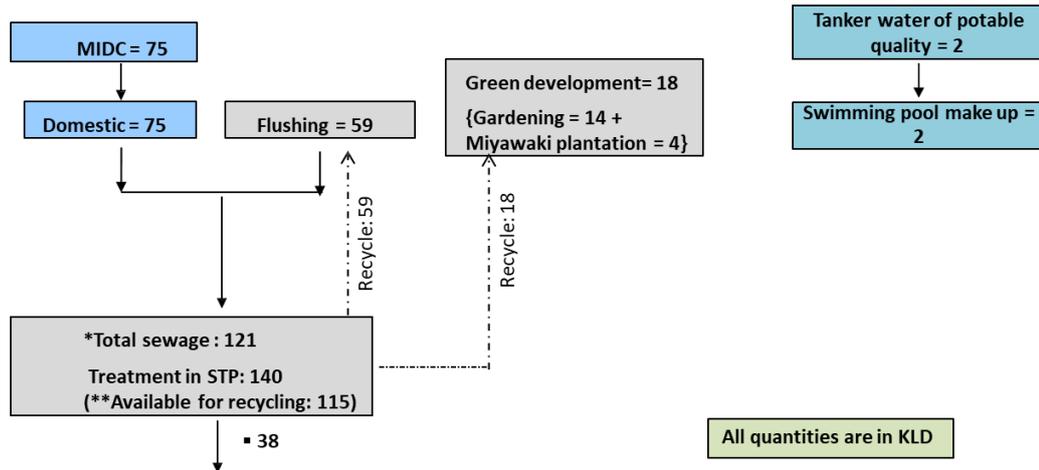
GROUND FLOOR



GROUND FLOOR

Proposed location of domestic and fire tank

Annexure 6: Water Balance Chart
During Non-Monsoon Season



All quantities are in KLD

Please Note:

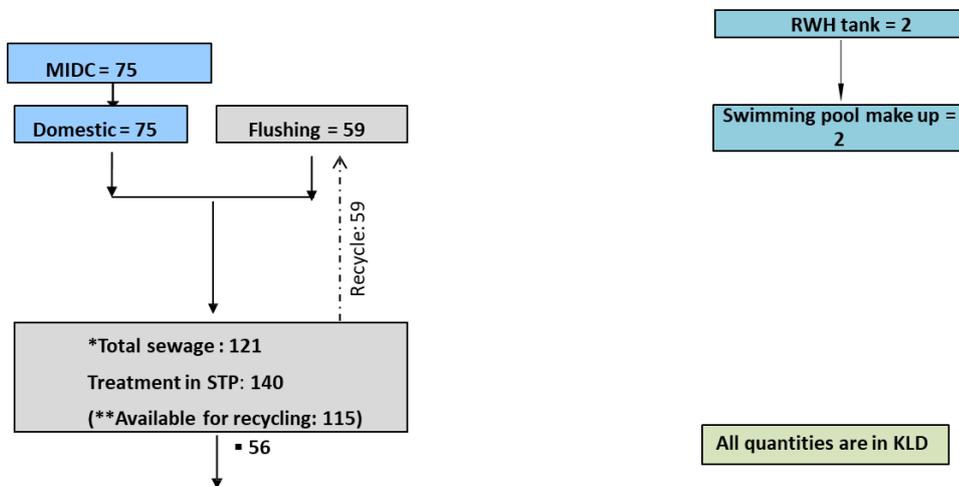
- *Considered 90 % sewage of domestic and flushing requirement and the total sewage generation is 121 KLD
- **Considered 5 % less availability of sewage for recycling considering losses of sewage in evaporation and sludge formation hence sewage available for recycling is 109 KLD
- Excess treated sewage: 38 KLD : Disposal of treated sewage (33 %) to existing sewer line as per stringent discharge standards of NGT order dt. 30.04.2019

Total water requirement = 154 KLD
 Recycling of Sewage (74 KLD) for flushing (59 KLD) and gardening (18 KLD)
Hence Net water requirement = 154 – 77 = 77 KLD [For Domestic purpose: 75 KLD (Source: MIDC); Swimming Pool make up: 2 KLD (Source: Tanker water)]

Ref.:

- Criteria For Occupancy Load : National Building Code (NBC) -2016 – Part 9, Page 11, Occupant Load
- Criteria For Water Requirement : National Building Code (NBC) -2016 – Part 9, Page 11, Water Requirement

During Monsoon Season



All quantities are in KLD

Please Note:

- *Considered 90 % sewage of domestic and flushing requirement and the total sewage generation is 121 KLD
- **Considered 5 % less availability of sewage for recycling considering losses of sewage in evaporation and sludge formation hence sewage available for recycling is 115 KLD
- Excess treated sewage: 56 KLD : Treated sewage from STP shall be given to tanker water supplier which will be used for nearby construction activities. Disposal of treated sewage (35%) to existing sewer line as per stringent discharge standards as per NGT order dt. 30.04.2019

Total water requirement = 136 KLD
 Recycling of Sewage (59 KLD) shall be done for flushing
Hence Net water requirement = 136 – 59 = 77 KLD [For Domestic purpose: 75 KLD (Source: MIDC); Swimming Pool make up: 2 KLD (Source: RWH tank)]

Ref.:

- Criteria For Occupancy Load : National Building Code (NBC) -2016 – Part 9, Page 11, Occupant Load
- Criteria For Water Requirement : National Building Code (NBC) -2016 – Part 9, Page 11, Water Requirement

Annexure 7: Monitoring Reports



A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV,
 Village Nighoje, Tal. Khed, Dist. Pune-410 501, Maharashtra.
 Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666
 E-mail : envirosafeyeng@gmail.com, gesec12@gmail.com

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/11/699		Report Date	19.11.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/11/699			
Name & Address of the Customer	M/S. Plan M 9/9A, MIDC Main Rd, Thane-Belapur Rd. TIC Industrial Area, Turbhe, Navi Mumbai			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Main Gate		Green Envirosafe Engineers & Consultant Pvt. Ltd, Pune	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.30 am	10.30 am		24 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	29.0	Wet Bulb Temperature °C	21.0	
Dry Bulb Temperature °C	29.0	Relative Humidity % RH	48.4	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
13.11.2025 To 14.11.2025	14.11.2025	14.11.2025	19.11.2025	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	25/04/2025	
Instrument ID No.	FDS 2021-22/78/ GESEC/Lab/Inst/78	Due Date of Calibration	24/04/2026	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 01	µg/m ³	≤ 80	23.78
Oxides of Nitrogen (NO ₂)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 07	µg/m ³	≤ 80	28.82
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I, 36/2012-13, Page no. 11	µg/m ³	≤ 100	46.88
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I, 36/2012-13, Page no. 15	µg/m ³	≤ 60	28.74
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I, 36/2012-13, Page no. 31	µg/m ³	≤ 180	10.12
Ammonia (NH ₃) For 24 Hrs.	CPCB Guidelines, Volume I, 36/2012-13, Page no. 35	µg/m ³	≤ 400	12.38
Carbon Monoxide (CO)	CPCB Guidelines, Volume I, 37/2012-13, Page no. 16	mg/m ³	≤ 04	0.52
Benzene (C ₆ H ₆)	Method TO-17	µg/m ³	≤ 05	<0.5
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I, 36/2012-13, Page no. 40	ng/m ³	≤ 01	<0.02
Arsenic (As)	MASA-822 3rd Edition	ng/m ³	≤ 06	<0.3
Nickel (Ni)	MASA-822 3rd Edition	ng/m ³	≤ 20	<0.3
Lead (Pb)	MASA-822 3rd Edition	µg/m ³	<1.0	<0.003
Note -				
➤ All above results are within National Ambient Air Quality standards.				
				Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

END OF REPORT

Page 1 of 1

Terms and conditions

- The report is refer only to the sample tested and not applies to the bulk.
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
- Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
- MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.



A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV,
 Village Nighoje, Tal. Khed, Dist. Pune-410 501, Maharashtra.
 Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666
 E-mail : envirosafetyeng@gmail.com, gesecc12@gmail.com

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2025-26/11/700		Report Date	19.11.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/11/700			
Name & Address of the Customer	M/S. Plan M 9/9A, MIDC Main Rd, Thane-Belapur Rd. TIC Industrial Area, Turbhe, Navi Mumbai			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Green EnviroSAFE Engineers & Consultant Pvt. Ltd, Pune			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
13.11.2025	--	--	--	
Name of Instrument	Sound Level Meter	Date of Calibration	14/02/2025	
Calibration Certificate No.	GESEC/LAB/INST/29	Due Date of Calibration	13/02/2026	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB (A)	74.2	69.2	During Day time = 75 dB (A) During Night time = 70 dB (A)
Note -				
➤ All above Noise level results are within Central Pollution Control Board Standards limit.				
➤ Day/Night -75/70 dB.				
				 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By

END OF REPORT

Page 1 of 1

Terms and conditions

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- We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
- If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
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A-7/2/C-11, Capital City, Talwade - Chakan Road, Chakan MIDC, PH-IV,
 Village Nighoje, Tal. Khed, Dist. Pune-410 501, Maharashtra.
 Mob+ 9545084620, 8421365421 CIN No. : U74900PN2013PTC149666
 E-mail : envirosafetyeng@gmail.com, gesecc12@gmail.com

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: GESEC/PRO/DW/2025-26/11/701	Report Date	19.11.2025		
Sample ID: GESEC/PRO/DW/2025-26/11/701	Sample Details	Drinking Water		
Name and Address of the Customer: M/S. Plan M 9/9A, MIDC Main Rd, Thane-Belapur Rd. TIC Industrial Area, Turbhe, Navi Mumbai	Type of Sample	Drinking Water		
	Volume Of Sample	1 Lit. Plastic Can		
	Sample Status	Sealed		
	Sample Collected By	Green EnviroSAFE Engineers & Consultant Pvt. Ltd, Pune		
	Date of Sample Collection	13.11.2025		
	Date of Sample Received in lab	14.11.2025		
	Analysis Start Date	14.11.2025		
	Analysis End Date	19.11.2025		
WATER ANALYSIS REPORT				
Parameters	Results	Limits as per IS 10500:2012	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B 24 th Edition:2023
Total Dissolved Solids	58.0	Max 500	mg/l	APHA 2540 C 24 th Edition:2023
Odor	Agreeable	Agreeable	--	APHA 2150 24 th Edition:2023
Color	<5	Max 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter				
pH at 25 °C	7.05	6.5 to 8.5	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	23.4	Max 200	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	21.7	Max 200	mg/l	APHA 2320 B 24 th Edition:2023
Sulphate	7.85	Max 200	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Chloride	13.57	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium	4.25	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium	3.74	Max 30	mg/l	IS 3025 (Part 46):2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	/100 ml	APHA 9222 J 24 th Edition:2023
E.coli.	Absent	Absent	/100 ml	APHA 9222 J 24 th Edition:2023
Remark(s): ➤ The above water sample is Comply with required limit as per IS 10500:2012 for above tested parameters.				



Handwritten Signature
 Mr. Vinod Hande
 (Technical Manager)
 Reviewed & Authorized By

END OF REPORT

- Terms and conditions**
- The report is refer only to the sample tested and not applies to the bulk.
 - The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
 - The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
 - Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
 - We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.
 - If on site their is no proper sampling location, Source or port available the results of testing are not challenge.
 - MoEF approved Lab by Govt. of India. till 28/02/2026 and NABL approved by Quality Council of India. till 28/02/2026.

Annexure 8: Solid Waste Management

Facilities provided	Waste generation norms	Basis of Assumption	Total Waste Generated (kg/day)
Commercial	0.20 kg/day/capita	Source: NBC 2016	127
STP Sludge	250 kg per MLD of wastewater treated	Manual for Sewage treatment by CPHEEO	3
Total Biodegradable waste (60%)			127
Total Non-Biodegradable waste (40%)			188

Annexure 9: Environmental Monitoring Plan

Sr no.	Component	Impacts Identified	Suggested Mitigation Measures	Auditability	Responsibility
1	Ambient Air Quality	Fuel consumption by vehicles causing exhaust air emission	Fuel used in equipment should meet BS IV specifications All machinery used should conform to IS 807:2006	PUC records Machinery maintenance records	Site In charge
		Traffic Congestion	The construction plan should be such that loading and unloading should be carried out at a designated place having easy access to entry and exit of the site.	Logistics Plan	Security In Charge
		Pest control - use of insecticide by subcontractor	Application of integrated pest management techniques and controlled use of pesticides should be done in order to prevent damage to non-targeted species of pests. Adequate time should be allotted keep areas under pest control treatment to be quarantined from human contact	Pest control records	Project Manager
2	Water Resources and Quality	Domestic wastewater discharge (from pantry, flushing) to foul sewers	Adequate number of toilets (at least 8-10 toilets per 100 labours) with septic tanks and soak pits arrangements should be provided onsite by the contractor	Verification in audit records	Environment Health and Safety Manager
		Discharge of vehicle wash water	Vehicle washing should be carried out at designated isolated places on site so as to avoid any interference with the existing water bodies near the site	Logistics Plan	Site Supervisor
		Potential oil leakage	Construction equipment and machinery should be maintained and kept free from any possible leakages	Machinery maintenance records	Equipment Operator
3	Municipal Solid waste management and disposal	Inadequate collection and treatment of domestic waste	Biodegradable waste will be treated through OWC while dry waste will be handed over to authorized agency for disposal. Total 1 OWC will be provided for Biodegradable waste treatment.	Maintenance records	Site Supervisor

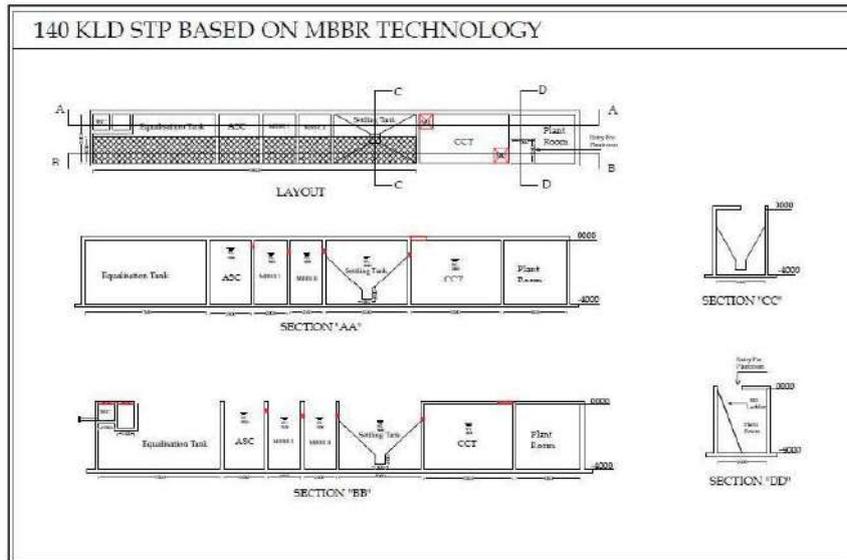
		Improper disposal of sludge	Generated sludge from the sewage treatment plant will be de-watered using filter press, dried and used for gardening purpose.	Maintenance records	Site Supervisor
4	Energy consumption and conservation	Electricity consumption (for lighting, air conditioning, office equipment and other purposes)	Energy saving fittings should be installed. Energy saving awareness should be carried out to optimize energy usage Use of solar energy with targeted saving up to 12.36 %	Electric Bills	Site Incharge

Annexure 10: STP Calculation Plan/Location of utilities

Total STP Capacity: 140 KLD

Technology: MBBR Technology

STP SECTION PLAN



TANKS DETAILS

CUTOUT % DETAILS

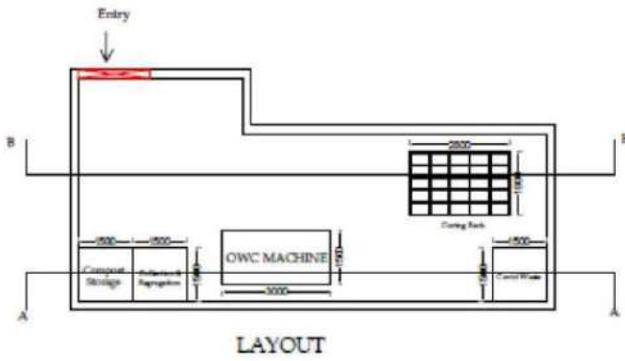
STP capacity	140 KL
STP Area	76.50 Sq. m.
STP - Ventilation Area	31.680 Sq. m. (41 % of total STP area)

Tanks	Length (m)	Width (m)	Depth (m)	Size (m ³)	Retention Time in (Hrs.)
Equalization Tank	7.500	3.000	2.500	56.250	10
Anoxic Tank	2.500	3.000	3.500	26.25	4
MBBR I	2.000	3.000	3.200	19.200	3
MBBR II	2.000	3.000	3.200	19.200	3
Settling Tank	5.000	3.000	3.000	45.000	8
CCT	5.500	3.000	2.800	46.200	8

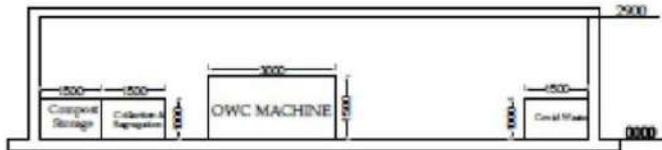
LOCATION OF STP



Location of OWC & Section Plan (Ground Floor)



LAYOUT



SECTION "AA"



SECTION "BB"

OWC (150 kg/day) SECTION LAYOUT



Space for OWC & E-waste

Details	Area (Sq. m.)
For machine	4.50
For collection, segregation & storage	5.00
For Curing racks	5.00
Total Area required for SWM	14.50
Total Area provision for SWM	60.00
Total Area provision for E-waste	40.00
Area provision for Covid-19 waste generated due to Covid-19 pandemic (mask, gloves etc.)	2.25

Annexure 11: Parking Details

Parking Statement					
FSI Area	Parking Rate		10% visitor parking	Required Parking	Provided Parking
29955.889 Sq.m	1 car per 100 Sq.m	299.55 (300)	30	330	644
Total no. of 2-Wheeler parking required (10% of parking required) = 33 nos.					
Total no. of 2-Wheeler parking provided= 141 Nos.					

Annexure 12: Landscape Plans

GREEN AREA DETAILS AND TREE PLANTATION PLAN – GROUND



Details	Proposed
Green area on Ground Floor	1017.581 Sq. m.
Ground floor Green area for Miyawaki tree plantation	166 Sq. m.
Remaining Ground floor area for gardening	851.581 Sq. m.
Green area on wing A 6 th Floor	596.323 Sq. m.
Green area on wing B terrace Floor	382.091 Sq. m.
Green area on wing C 21 st Floor	159.544 Sq. m.
Total Green area proposed	2155.539 Sq. m.
Existing Trees	58 Nos.
No. of trees to be cut	10 Nos.
No. of trees to be transplant	05 Nos.
No. of trees will be retained	43 Nos.
Trees to be planted on Ground (1 tree/ 100 Sq. Mt. of plot area)	101 Nos.
For cut down trees, No. of trees will be planted (1 Tree = 3 new tree)	30 Nos.
Total required trees	131 Nos.
Total proposed trees at site (Required (131)- retained (48))	83 Nos.

No.	Common Name	Botanical Name	Legend	Existing Trees	Transplant	Cut
1	Badam	Prunus dulcis		6	--	2
2	Palm	Arecaceae		3	1	1
3	Gulmohar	Delonix regia		3	1	1
4	Umbar	Ficus racemosa		9	3	1
5	Coconut	Cocos nucifera		2	--	1
6	Mango	Mangifera indica		2	--	1
7	Jamun	Syzygium cumini		1	--	1
8	Neem	Azadirachta indica		2	--	1
9	Ashoka	Saraca asoca		30	--	1
Total				58	05	10

No	Common Name	Botanical Name	Qty.	Legend
1.	Bamboo	Bambusa	25	
2.	Neem	Azadirachta indica	15	
3.	Jamun	Syzygium cumini	15	
4.	Karanja	Millettia pinnata	10	
5.	Asoka	Saraca asoka	10	
6.	Lemon	Citrus sp.	08	
Total			83	

EXISTING, TRANSPLANT AND CUT TREES DETAILS

PROPOSED TREE

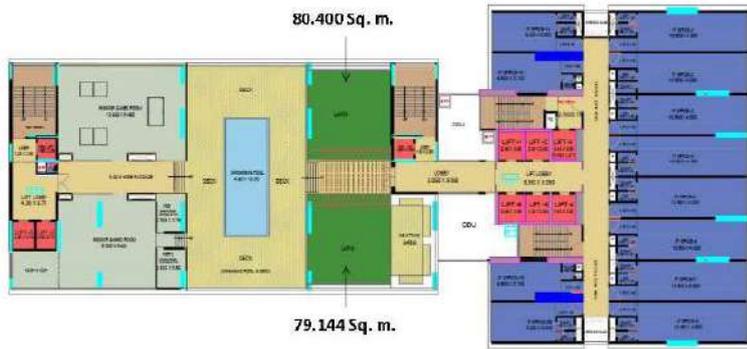
Miyawaki Tree Plantation List

Sr. No.	Botanical Name	Common Name	Type	Nos.
1	<i>Azadirachta indica</i>	Neem	flowering & fruiting plant	40
2	<i>Pongamia pinnata</i>	Indian beech	flower	40
3	<i>Anthocephalus cadamba</i>	Kadamba	flowering & fruiting plant	40
4	<i>Putranjiva</i>	Lucky Bean Tree	flowering & fruiting plant and fruits used as medicine for rheumatism.	40
5	<i>Syzygium jambolanum</i>	Black jambhul	flowering & fruiting plant	38
6	<i>Bauhinia variegata</i>	Kanchan	flowering plant	30
7	<i>Terminalia catappa</i>	Indian Almond	flowering & fruiting plant	30
8	<i>Tabebuia rosea</i>	Rosy Trumpet Tree	flowering & fruiting plant and fruits used in medicine	30
9	<i>Dalbergia sissoo</i>	Shisham	flowering plant	30
10	<i>Alstonia scholaris</i>	Saptaparni	flowering plant	30
11	<i>Shorea robusta</i>	Sal	flowering plant	30
12	<i>Lagerstroemia</i>	Sawani	flowering plant	30
13	<i>Artocarpus heterophyllus</i>	Jackfruit	flowering & fruiting plant	30
14	<i>Emblica officinalis</i>	Indian gooseberry	flowering & fruiting plant	30
15	<i>Tamarindus</i>	Tamarind	flowering & fruiting plant	30
Total				498

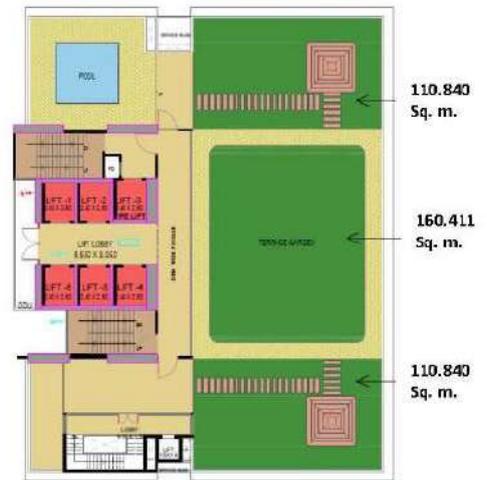
Landscape Layout- Terrace



Wing A: 6th Floor
Total Green Area = 596.323 Sq. m.



Wing C: 21st Floor
Total Green Area = 159.544 Sq. m.

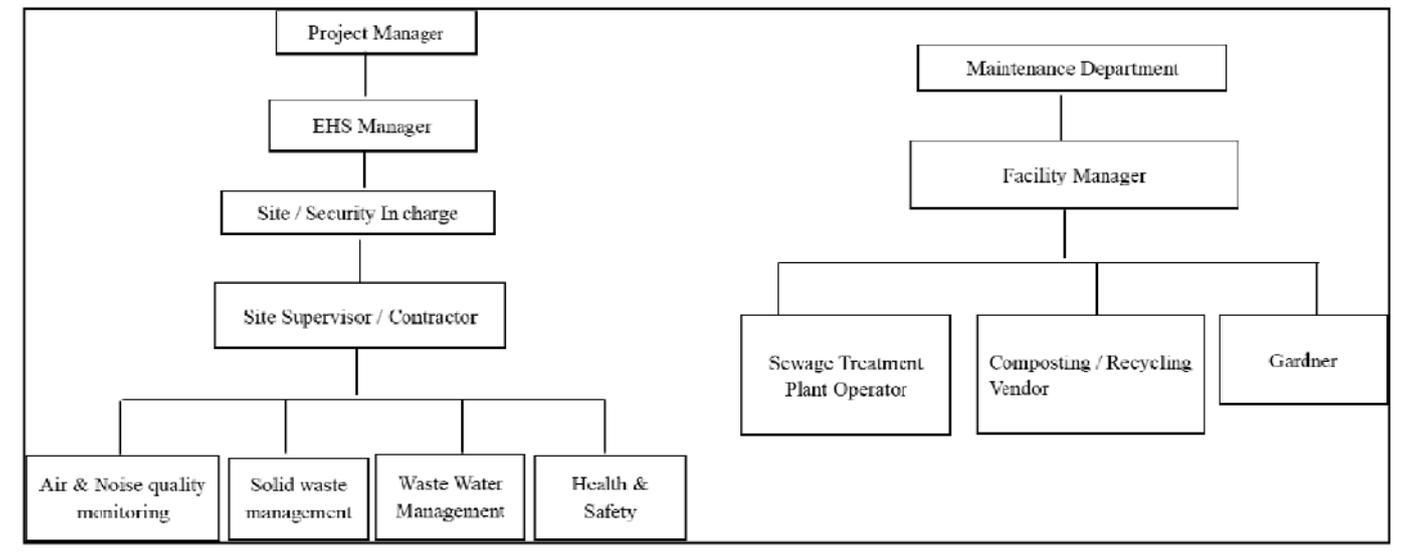


Wing B: 28th Floor
Total Green Area = 382.091 Sq. m.

Annexure 13: Environmental Management Cell

Sustainable Environmental Management Plan is prepared for this project. This plan provides guidelines for maintaining the quality of environment throughout the project’s construction and operation phase. It highlights on environmental components which are likely to get affected due to the project, suggests good practices to control these likely damages. The plan drafted in two stages that are construction and operation stage. PP will be responsible for executing this plan in construction stage while the governing body formed in future will be in charge of implementing the plan in operation stage.

Construction Phase



Annexure 14: Consent to Establish

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/ 24010437
 Fax: 24023516
 Website: <http://mpcb.gov.in>
 E-mail: jdwater@mpcb.gov.in



Kalpataru Point, 2nd - 4th Floor
 Opp. Cine Planet Cinema,
 Near Sion Circle, Sion (E)
 Mumbai-400 022.

Infrastructure RED/LSI

Date 11/11/2019
 10/2019

Consent Order No: - Format 1.0/BO/JD(WPC)/UAN No.00000056721/CE/5thCC-1911000394
 To,
 M/s. Nagesh Buildtech Private Limited,
 Plot No. 9/9A Turbhe, T.T.C. Industrial area,
 MIDC, Turbhe, Navi Mumbai, Taluka & Dist - Thane.

Subject: Grant of Consent to Establish for IT Park Project in Red Category.

Ref.: 1. Minutes of Consent Committee meeting held on 27/09/2019.

Your application No. 0000056721 Dated 18/09/2018

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 under Rule 6 of the Hazardous and Other Wastes (Management and 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 valid for period up to commissioning or up to 5 year whichever is earlier.
2. The capital investment of the project is Rs. 108.50 Crs as per undertaking submitted by project proponent.
3. The Consent to Establish is valid for construction of IT Park project of M/s. Nagesh Buildtech Private Limited, Plot No. 9/9A Turbhe, T.T.C. Industrial area, MIDC, Turbhe, Navi Mumbai, Taluka & Dist - Thane. Maharashtra on total plot area of 10015.18 Sqr. Mtrs. for total construction BUA of 30045.54 Sqr. Mtrs. as per Environmental Clearance including utilities and services.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. no.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	359	As per Schedule - I	The treated domestic effluent shall be 60% recycled for secondary purposes and remaining shall be utilized on land for gardening and connected to sewerage system provided by Local Body.

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

Sr. No.	Description of stack/ source	Number Of Stack	Standards to be achieved
1	D.G. Set (1000*2 KVA)	1	As Per Schedule -II

M/s. Nagesh Buildtech Pvt Ltd., SRO Navi Mumbai I/ UAN No. 00000056721

Page 1 of 6

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

Sr. no.	Type Of Waste	Quantity	Treatment	Disposal
1	Biodegradable	925.82 Kg/Day	OWC	Used as Manure
2	Non-Biodegradable	1354 Kg/Day	Segregate	Hand over to Local Body for recycling
3	STP Sludge	20 Kg/Day	Drying	Used as Manure

7. Conditions under Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 for treatment and disposal of hazardous waste

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
NIL					

8. The 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 authorities.
10. Project Proponent shall provide adequate capacity of sewage treatment plant so as to achieve treated domestic effluent standard for the parameter BOD- 10 mg/lit.
11. The treated domestic effluent shall be 60 % recycled for secondary purpose 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.
12. Project Proponent shall install online monitoring system for pH, SS and flow at the outlet of Sewage Treatment Plant.
13. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC /CRZ clearance and C to E.
14. Project Proponent shall install organic waste converter along with composting facility for the treatment of wet garbage.
15. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendran, IAS)
Member Secretary

Received Consent fee of -

Sr. No.	Amount	DR/ NEFT/ TXN No.	DD/ RTGS/	Bank Name	Date
1	Rs. 217000/-	7614715 (RTGS)		HDFC Bank	25.09.2018

Copy to:

1. Regional Officer (Navi Mumbai)/ Sub-Regional Officer (Navi Mumbai-I), M.P.C. Board.--They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plants of designed capacity 165 CMD based on MBBR technology for the treatment of 160 CMD of domestic sewage.
- B] The Applicant shall operate the Sewage Treatment Plant (STP) to treat the sewage so as to achieve the following standards/ prescribed under EP Act, 1986 and Rules made there under from time to time, whichever is stringent:

Sr. No.	Parameters	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual Chlorine	1 ppm

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. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. The online monitoring data of the parameters Flow, BOD, TSS at the STP outlet shall be connected to MPCB Server.

- 1) 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 and/ or extension or addition thereto.
- 2) 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.
- 3) 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.

1	Industrial Cooling, spraying in mine pits or boiler feed	NIL
2	Domestic purpose	393.00
3	Processing whereby water gets polluted & pollutants are easily biodegradable	NIL
4	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	NIL

Schedule-II**Terms & conditions for compliance of Air Pollution Control:**

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

Sr. No	Stack To	Attached APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM	SO ₂ Kg/D
1	D.G. Set (1000 *2KVA)	Acoustic Enclosure	5.0	HSD	25 Kg/hr	--

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

Total Particulate matter	Not exceed	to	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).

Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E)	Amt of BG Imposed	of Submission Period**	Purpose of BG #	Compliance Period	Validity
1	C to E	Rs.10 Lakh	15 Days	Towards compliance of EC & Consent to Establish conditions	COU	COU

* 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.

Maharashtra Pollution Control Board

Schedule-IV**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 Municipal Solid Waste (Management & Handling) Rule 2000, 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) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste (Management & Handling) Rule 2000 & E-Waste (M & H) Rule 2011.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) 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 the Board prior to commissioning of the Project.**

----0000----



Annexure 15: Site Photographs



Annexure 16: PUC Certificates

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate				
Authorised By : Government of Maharashtra				
Date	: 07/10/2025			
Time	: 13:25:42 PM			
Validity upto	: 06/10/2026			
Certificate SL. No.	: MH00404100010475			
Registration No.	: MH01EE9321			
Date of Registration	: 13/Oct/2023			
Month & Year of Manufacturing	: April-2023			
Valid Mobile Number	: *****9543			
Emission Norms	: BHARAT STAGE VI			
Fuel	: DIESEL			
PUC Code	: MH0040410			
GSTIN	:			
Fees	: Rs.150.00			
MIL observation	: No			
Vehicle Photo with Registration plate 60 mm x 30 mm				
Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.68
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				
Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://puc.parivahan.gov.in				
Authorised Signature with stamp of PUC Operator 60mm x 20 mm				

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : **07/10/2025**
Time : **13:24:19 PM**
Validity upto : **06/10/2026**



Certificate SL. No. : MH00404100010474
Registration No. : MH01EE9319
Date of Registration : 13/Oct/2023
Month & Year of Manufacturing : June-2023
Valid Mobile Number : *****9543
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040410
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.44
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised By :
Government of Maharashtra

Date : 03/12/2025
Time : 16:24:40 PM
Validity upto : 02/12/2026



Certificate SL. No. : MH00404360000814
Registration No. : MH04KU6047
Date of Registration : 28/Feb/2022
Month & Year of Manufacturing : December-2021
Valid Mobile Number : *****3234
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040436
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.27
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

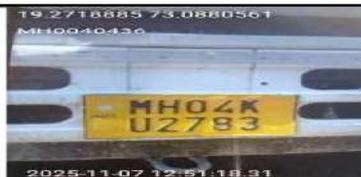
Authorised By :
Government of Maharashtra

Date : **07/11/2025**
Time : **12:51:47 PM**
Validity upto : **06/11/2026**



Certificate SL. No. : MH00404360000394
Registration No. : MH04KU2783
Date of Registration : 03/Nov/2021
Month & Year of Manufacturing : April-2021
Valid Mobile Number : *****3456
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0040436
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.38
This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.				

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

Annexure 17: Sanitary and Hygiene Measures

Sr. No.	Particulars	Details
1.	No. of Resident Workers	90
2.	No. of Non-Resident Workers	55
3.	No. of Hutments	24
4.	Facility provided to workers	
1.	No. of Toilets	14
2.	No. of Bathrooms	7
3.	Drinking water facility	Water tank 5000 ltr
4.	Light provision to hutments	Tube lights 22 no
5.	First Aid Box provision	4 boxes
6.	Cooking Facility	LPG Cylinder's
7.	Provision of safety gadgets	Safety jackets, gum boots, helmets
8.	Barricading of site	Net fixed

Monitoring the Implementation of Environmental SafeguardsMinistry of Environment, Forests & Climate Change Regional Office(West Central Zone), NagpurMonitoring Report**Part- I****DATA SHEET**

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Residential cum Commercial building development 8(a) B2
2.	Name of the project	:	Proposed Residential cum Commercial Building development at Plot No. – 9/9A, T.T.C. Industrial Area, Turbhe, Navi Mumbai, Maharashtra being developed by M/s. Nagesh Buildtech Pvt Ltd
3.	Clearance Identification No. and Date	:	Environment Clearance received vide reference no. EC22B038MH146169, dated 13.09.2022
4.	Location	:	Turbhe
	a. District (S)	:	Thane
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 19°04'17.6"N Longitude - 73°01'10.9"E
5.	Address for correspondence	:	M/s. Nagesh Buildtech Pvt Ltd Plot No. – 9/9A, T.T.C. Industrial Area, Turbhe, Navi Mumbai, Maharashtra
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	Plot No. – 9/9A, T.T.C. Industrial Area, Turbhe, Navi Mumbai, Maharashtra
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Plot No. – 9/9A, T.T.C. Industrial Area, Turbhe, Navi Mumbai, Maharashtra
6.	Salient features	:	
	a. of the project	:	Please refer Annexure A
	b. of the environmental management plans	:	Please refer Annexure B
7.	Breakup of the project area	:	
	a. submergence area forest & non-forest	:	Non-Forest
	b. Others	:	Please refer 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, if 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. 108.50 Cr
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Capital cost: 763.71 lakhs (proposed) O & M Cost: 75.42 lacs/year
	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
	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	:	Construction is under progress
	a.	Date of commencement (Actual and/or planned)	:	December 2022
	b.	Date of completion (Actual and/or planned)	:	December 2028
13.		Reasons for the delay if the Project is yet to start	:	NA
14		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	--
	b.	Date of site visit for this monitoring report	:	13.11.2025
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.)	:	-

ANNEXURE A

Name and Location	:	Plot No. – 9/9A, T.T.C. Industrial Area, Turbhe, Navi Mumbai
Total no. of workers to be employed during the construction phase.	:	50-60 Nos.
Total Project cost	:	108.50 Crores
Project infrastructure	:	Wing A: - Ground Floor shops and 1st to 5th floor offices Wing B: - Ground floor parking, 1st to 8th podium level parking +7th to 28th floor offices. Wing C: - Ground floor parking 1st to 8th floor podium level parking + 7th to 21st floor offices
Area Statement	:	Total built up area: 61286.931 Sq.mtr Green area: 2125.639 Sq.mtr Open area: 987.681 Sq.mtr Ground Coverage area: 5549.818 Sq.mtr
Water Requirements and Sources	:	Source: MIDC During Operation Phase- Domestic: 130.00 KLD Flushing: 100.00 KLD Fire tank: 300 KLD Total Water demand: 161.00 KLD
Sewage generated	:	Wastewater generated during operations: 127 m ³ /day STP Technology: MBBR (140 KLD Capacity).
Power	:	Source: MSEDCL During Operation Phase Connected load: 4731 kW Demand load: 2424.07kVA DG sets: Total 2 DG Sets: - 1 Nos 320 kVA for Residential & 1 no. 320 kVA for Commercial
Gaseous emission	:	<ul style="list-style-type: none"> • Vehicle carrying materials to be transported must have PUC certificate. • Heavy vehicle movement will be allowed only during nighttime. • Construction equipment's with idling control technologies will be used. • Regular maintenance of the equipments will be carried out.
Solid Waste	:	Total Biodegradable waste: 127 Kg/day Total Non-Biodegradable waste: 188.219 Kg/day Total Waste: 315.219Kg/day

ANNEXURE B

EMP for Construction Phase

Sr no.	Environmental Component	Activity	Impacts	Precautionary Measures
1	Ambient Air Quality & Noise level	<ul style="list-style-type: none"> • Site Clearance • Excavation • Construction of structures • Heavy vehicles traffic • Use of DG set • Open burning of waste. 	<ul style="list-style-type: none"> • Increased level of dust & other air pollutants • Increased Noise level. 	<p>For controlling air pollution</p> <ul style="list-style-type: none"> • Use of RMC enclosed container. • Construction activities shall not be permitted at night. • Dust covers shall be provided on trucks that would be used for transportation of materials prone to fugitive emission. Also, water sprinkling on ground will be done. • Mitigation measures shall include regular maintenance of machinery and provision of personnel protective equipment's to workers where needed. <p>For controlling noise pollution</p> <ul style="list-style-type: none"> • Use of equipment generating noise of not greater than 90 dB (A). • High noise-generating construction activities would be carried out only during daytime. Installation, use and maintenance of mufflers on equipment. • Acoustic enclosures for DG sets and earmuffs will be provided for workers working near high noise construction machinery.
2	Water	<ul style="list-style-type: none"> • Use of fresh water for construction activity/ labours • Wastewater generation • Run off into SWD • Water logging 	<ul style="list-style-type: none"> • Strain on the water supply in the vicinity • Sedimentation • Pollution of nearby water courses • Unhygienic conditions for surrounding residents. 	<ul style="list-style-type: none"> • The sewage shall be treated in full-fledged Sewage treatment plant and treated sewage shall be reused for inhouse flushing and landscaping. • The storm water Management. • Rainwater Harvesting.

3	Soil	<ul style="list-style-type: none"> • Preconstruction and excavation of debris • Storage of Construction material/ chemicals • Transportation of hazardous material • Residual paints Solvents/ bituminous material etc. • Heavy vehicle operation/ maintenance • Generation of garbage by Laborers 	<ul style="list-style-type: none"> • Loss of good fertile • Soil • Soil erosion, • Soil contamination due to mixing of construction material/ accidental spillage of chemicals/oils 	<ul style="list-style-type: none"> • Separate storage of Debris & Construction material • Separation of garbage
4	Ecology	<ul style="list-style-type: none"> • Site clearance, • Construction of structures • Cutting of trees. 	<ul style="list-style-type: none"> • Disturbing natural flora and fauna • Loss of vegetation from chemical spills from vehicles 	<ul style="list-style-type: none"> • Tree Plantation
5	Socio economic environment	<ul style="list-style-type: none"> • Construction work • Labour hutments 	<ul style="list-style-type: none"> • Positive impact on the Employment generation • Safety and hygiene at site may be affected during construction 	<ul style="list-style-type: none"> • Adequate drinking water, toilet and bathing facilities. • Personal protective and safety equipment will be provided. • First aid facility for construction workers. • Regular health checks up of workers. • Regular pest control will be done on site. • Educational and awareness program for firefighting and safety measures.

EMP for Operation Phase

Sr no.	Environmental Component	Activity	Impacts	Precautionary Measures
1	Ambient Air Quality & Noise level	<ul style="list-style-type: none"> • Increased vehicular trips • Use of DG sets 	<ul style="list-style-type: none"> • Traffic congestion, • Air Pollution, • Increase in noise level. 	<p>For controlling air pollution</p> <ul style="list-style-type: none"> • No direct impact on air Environment <p>For controlling noise pollution</p> <ul style="list-style-type: none"> • Compound walls and rows of trees to act as noise buffer. • DG sets with Sound-proof Enclosure with

				dB (A) level not greater than 75 dB (A).
2	Water	<ul style="list-style-type: none"> Increased demand of natural water, Generation of wastewater Increased paved structure 	<ul style="list-style-type: none"> Stress on existing water supply Pollution of water bodies Increased runoff from site. 	<ul style="list-style-type: none"> The sewage shall be treated in full-fledged Sewage treatment plant and treated sewage shall be reused for inhouse flushing and landscaping. Storm water Management. Rainwater Harvesting.
3	Soil	<ul style="list-style-type: none"> Solid waste generation Transportation of hazardous material Increased paved structure 	<ul style="list-style-type: none"> Improper disposal of waste Accidental spillage of hazardous chemicals leads to soil contamination Increased runoff from site. 	<ul style="list-style-type: none"> Rainwater harvesting Recycling water through STP Storm water drainage will be properly maintained.
4	Ecology	<ul style="list-style-type: none"> Introduction of new tree species 	<ul style="list-style-type: none"> Disturbing natural flora and fauna Increase exposure to pollutants 	<ul style="list-style-type: none"> Landscaping and tree plantation at periphery
5	Socio economic environment	<ul style="list-style-type: none"> Development of new land use, influx of people 	<ul style="list-style-type: none"> Stress on all utilities, risk and danger due to natural and manmade disaster. Positive impact on employment generation. Anthropogenic activities. 	<ul style="list-style-type: none"> Implementation of firefighting and safety measures Environmental awareness programme for surrounding area Emergency preparedness plan will be explained

Hazardous Waste Management Plan Construction

Construction Phase

Environmental Management Plan for Hazardous Waste Generation

Sr.no	Source of Hazardous Waste Generation	Mitigation Measures
1	Leakages and spillage oil or fuel	<ul style="list-style-type: none"> Contaminated soil if any shall be disposed off to Authorized Disposal site. Bituminous materials/ any other chemicals shall not be allowed to leach into the soil.
2	Residual Paints/ Solvents	--do--

Other hazardous waste, if there is any, shall also be handled in a similar way through authorized dealers only.

Operational Phase

Sr no.	Source of Hazardous Waste Generation	Mitigation Measures	Disposal
1	Waste Oil from D.G. Sets	-	<ul style="list-style-type: none">Waste oil will be handed over to authorized recyclers.