

Consent

From: Consent
Sent: 28 February 2026 14:11
To: sronavimumbai2@mpcb.gov.in
Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for "Proposed Private IT Park Building Thane Creek MIDC Industrial area, Navi Mumbai- 400709 by M/S. Accura Developers LLP
Attachments: PMR of KAMDHENU Apr,25-Sept,25.pdf

To,
The SRO Navi Mumbai - II,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for "Proposed Private IT Park Building at Plot No. AI2, AI3 & W- 192, in Trans Thane Creek MIDC Industrial area, Navi Mumbai- 400709 by M/S. Accura Developers LLP.

Reference: Clearance letter no. SIA/MH/INFRA2/442391/2023 dtd. 02.02.2024.

Dear Sir,

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

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

This is for your kind information.

Thanking you,

Yours truly,

M/S. Accura Developers LLP.

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

Thanks & Regards,

DWIRUKTI PODDAR

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

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Attachments: PMR of KAMDHENU Apr,25-Sept,25.pdf

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

Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for "Proposed Private IT Park Building at Plot No. AI2, AI3 & W- 192, in Trans Thane Creek MIDC Industrial area, Navi Mumbai- 400709 by M/S. Accura Developers LLP.

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2. Environment Department, Mantralaya, Mumbai.

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Ministry of Environment, Forests & Climate Change,
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Maharashtra.

Subject: **Submission of Half Yearly Post Monitoring Report for the period of April, 2025 - September, 2025 for the I.T Park project on Plot no. A12, A13 and W192(D), TTC Industrial Area, Thane Belapur Road, Village Khairane, MIDC , Navi Mumbai by M/s. ACCURA DEVELOPERS LLP.**

Reference: **File No.: SIA/MH/INFRA2/442391/2023 dated 02.02.2024**

Dear Sir,

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

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Yours truly,

M/s. ACCURA DEVELOPERS LLP


Authorized Signatory



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

T: 6793 7373 / 6791 2125 / 2789 2790 / 2789 0751
operations@kamdhenurealities.com | kamdhenurealities@yahoo.com | www.kamdhenurealities.com

ACCURA DEVELOPERS LLP

Corporate Address: Office 1603/4/5/6, Kesar Solitaire, Plot No. 5, Sector 19,
Sanpada, off. Palm Beach Road, Navi Mumbai - 400 705.

Site Address: Plot No. A-12, A-13 & W-192(D), MIDC Koparkhairane, Navi Mumbai - 400 709

Date:

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

Subject: **Present status of Project work for the period of April, 2025 – September, 2025**

Reference: File No. **SIA/MH/INFRA2/442391/2023 dated 02.02.2024**

Dear Sir,

This is with reference to the above subject, for our Residential cum Commercial project on A12, A13 and W192(D), TTC Industrial Area, Thane Belapur Road, Village Khairane, MIDC , Navi Mumbai by M/s. Accura Developers LLP .

The present project status at site is as follows:

Wings	floors	Status
1 Building	17TH SLAB TO TOP TERRACE AND OVER HEAD TANK	COMPLETED

Thanking you,

Yours truly,
M/s. Accura Developers LLP


Authorized Signatory



T: 6793 7373 / 6791 2125 / 2789 2790 / 2789 0751
operations@kamdhenurealities.com | kamdhenurealities@yahoo.com | www.kamdhenurealities.com

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Site Address: Plot No. A-12, A-13 & W-192(D), MIDC Koparkhairane, Navi Mumbai - 400 709

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office (West Central Zone), Nagpur.

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	Proposed Building and Construction projects
2.	Name of the project	Proposed private IT Park Building
3.	Clearance letter (s) / OM/ no and date:	EC File no. SIA/MH/INFRA2/442391/2023 dated 02.02.2024
4.	Location	at Plot No.A12, A13 & W-192, In Trans Thane Creek Industrial MIDC Area, Navi Mumbai by M/S ACCURA DEVELOPERS LLP
a.	District (s)	Navi Mumbai
b.	State (s)	Maharashtra
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/S ACCURA DEVELOPERS LLP at Plot No.A12, A13 & W-192, In Trans Thane Creek Industrial MIDC Area, Navi Mumbai
b.	Address of Executive Project Engineer /Manager (with pin c ode / fax number)	M/S ACCURA DEVELOPERS LLP at Plot No.A12, A13 & W-192, In Trans Thane Creek Industrial MIDC Area, Navi Mumbai
6.	Salient features	
a.	of the project	- Plot Area: 4975.00 sq.m - FSI Area: 29453.58 sq.m - Non – FSI Area: 1084.06 sq.m - Total BUA: 30537.64 sq.m

b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plants each with total capacity of 110 KLD will be provided for treating the wastewater with MBBR technology. Recycled wastewater will be used for Flushing, gardening etc. Excess treated sewage will be disposed to NMMC sewer line. 2. <u>Water Management:</u> RWH Tanks of capacity. 69 cum will be provided (Considering Two Days Holding Capacity) Rain Water Harvesting shall be provided to recharge the ground water table. 3. <u>Solid Waste Management:</u> Bio-degradable waste will be treated in OWC & Dry waste will be handed over to Local recyclers for recycling & dried sludge from STP will be used as manure. 4. <u>Solar energy</u> will be used for streets and landscape lighting.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	- Plot Area: 4975.00 sq.m - FSI Area: 29453.58 sq.m - Non – FSI Area: 1084.06 sq.m - Total BUA: 30537.64 sq.m
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	

9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: 142 Crores
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: 1. Capital Cost – Rs. 425.90 lakhs 2. O & M Cost – Rs. 38.40 lakhs/Annum
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs. 539969207/-
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	RG is not applicable.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	07th October, 2024

b.	Date of completion (Actual and/ of planned)	April,2024
13.	Reasons for the delay if the project is yet to start	31.12.2028
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	-
b.	Date of site visit for this monitoring report	15.04.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	• EC File no SIA/MH/INFRA2/442391/2023 dated 02.02.2024 M/S ACCURA DEVELOPERS LLP

COMPLIANCE REPORT

Developer

M/s ACCURA DEVELOPERS LLP

Plot No.A12, A13 & W-192, In Trans Thane Creek
Industrial MIDC Area, Navi Mumbai

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	We have received Plan approval from MIDC dated 31.08.2023
2.	PP to obtain following NOCs & remarks: a) Water Supply; b) CFO NOC; c) SWM/C& D NOC.	We have received NOC 's as followed: Water Supply dated 06.09.2023 CFO NOC dated 23.11.2023 SWM/C& D NOC. DEMOLITION ORDER CUM C&D WASTE DISPOSAL NOC DATED 01.08.2023
3.	PP to relocate parking proposed above the UGTs.	Revised UGT Plan and section are submitted.
4.	PP to revise energy calculation with demand load & ensure that overall energy saving from the project is 20%.	We submit here that overall energy saving of 15% and renewable energy saving of 5% is proposed as compared with conventional lighting i.e CFL lamp and considering 3 star instead of 5 star rated equipment's. Also we have considered EV load in energy savings, if we exclude EV load we would be able to achieve 20% total energy savings
5.	PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority.	Undertaking stating PP will follow guidelines of dust mitigation

SEIAA Specific Conditions -

1.	PP submitted that, as per prevailing MIDC DCR rules, MIDC layout approved before 2009, there is no requirement of provision of separate RG area within the plot having plot area above 1 Ha. up to 4 Ha. as per the Reg.3.4.1 of DCR-1999 adopted by MIDC. Local planning authority to ensure the validity of the same.	Agreed & Noted.
2.	This EC is restricted up to 72.20 m height only as per CFO NOC.	Noted, the building is constructed upto 75 m (i.e 23 floors). Revised CFO NOC is received for the proposed

		height of 87 m dated 09.04.2026.
3.	EC is also restricted up to 77.4 m height as per Civil Aviation NOC.	Noted, Civil aviation NOC has been received for the permissible height of 104.83m dtd 27.04.2023.
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 agreed. Suitable type of grass pavers shall be proposed 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.	Noted and agreed. Solar panels are proposed to achieve energy savings.
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 agreed.
7.	SEIAA after deliberation decided to grant EC for-FSI- 29,453.58m ² , Non FSI 1,084.06m ² , total BUA-30,537.64 m ² . (Plan approval No-EE(II) &SPA/ Mahape/1- 15885/2023 dated 31.08.2023)	Yes, we received the EC for-FSI- 29,453.58m ² , Non FSI - 1,084.06m ² , total BUA-30,537.64 m ²

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as	Used oil will be disposed through Authorized vendor of MPCB.

	per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose of the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from NMMC.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.

13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
19.	Diesel power generating sets proposed as sources of backup power for elevators and	D.G. sets will be provided as back up for Residential buildings.

	common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	2 X 750 kVA capacities shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase:-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	Sewage Treatment Plants each with total capacity 110 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.

	meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	
5.	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 must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	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.	• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road. • Parking Details: 1. 4-Wheelers -472 Nos., 2. 2-Wheeler – 73 nos.,
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	R.G. is not applicable

9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: 1. Capital Cost – Rs. 425.90 lakhs 2. O & M Cost – Rs. 38.40 lakhs/Annum
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	We will publish advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	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.	Yes, we noted the condition & agreeable to the same.
14.	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	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

	criteria pollutant levels mainly; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	
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General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	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 t Department before start of any construction work at the site.	Consent to Establish is received from MPCB. Consent No:- Format1.0/CC/UAN No.0000177901/CE/2403000117 dtd. 01.03.2024
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 st March in Form – V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Yes, we noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing	Condition is noted & agreeable to the same.

	committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from 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.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Yes, we noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred,	Yes, we noted the condition & agreeable to the same.

	within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	
--	---	--

ENERGY CONSERVATION MEASURES

Developer

M/s ACCURA DEVELOPERS LLP

Plot No.A12, A13 & W-192, In Trans Thane Creek
Industrial MIDC Area, Navi Mumbai

ENERGY SAVINGS CALCULATIONS

Sr no.	Description	Demand load KW	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
1	Stilt+Basement area	4.0	47.60	28.56	19.04	40%	Use LED lights
2	staircase Lift & lobby area	10.4	124.82	74.89	49.93	40%	Use LED lights
3	open area	5.3	63.78	0.00	63.78	100%	Using Solar Standalone
4	Lift load	35.3	211.68	169.34	42.34	20%	Using VFD
5	Parking Tower load	84.0	336.00	268.80	67.20	20%	Using VFD & efficient motor
6	Commercial load	1556.1	9336.60	8402.94	933.66	10%	Using BEE star rated equipment
7	Plumbing load	6.3	25.20	20.16	5.04	20%	Using High efficient motor & pump
8	STP	10.5	84.00	67.20	16.80	20%	Using High efficient motor & pump
9	OWC	2.2	13.44	13.44	0.00	0%	
10	Fire load	113.4	0.00	0.00	0.00	0%	
11	Electrical Vehical charging point	241.4	724.08	724.08	0.00	0%	
12	Solar saving (110 KW)				495.0		100% (Net metering)
	TOTAL	2069	10967	9769	1693		
	Total Energy saving					15%	
	Solar saving					5%	

Energy consumed by Conventional way KWH/Day	10967
Energy saving KWH/Day	1693
Total project saving	15%
Energy saving through solar KWH/Day	559
Total solar saving	5%

HALF YEARLY POST ENVIRONMENTAL
MONITORING REPORT

OF

Building and Construction projects

For

April, 2025 – September, 2025

Developer

M/s ACCURA DEVELOPERS LLP

**Plot No.A12, A13 & W-192, In Trans Thane Creek Industrial MIDC Area, Navi
Mumbai**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/W/04/25/00736			Report Date – 22.04.2025
ULR Number: TC111892500000736F			
Name of Customer	M/s. ACCURA DEVELOPERS LLP		Reference – Work Order dated: 13/04/2024
Site Address	" KAMDHENU 23 WEST GRANDE" Proposed Private IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial Area, Navi Mumbai – 400709.		
Nature and Description of Sample	Tanker Water	Sample Collected by	
Sampling locations and Sample Code	EAEPL/W/04/25/00736 (Near Gate no.2 at Site)	Sample quantity and packing	2 L X 1 No. PVC Can.
		Preservation	Cool -Transported and stored at 5 °C (± 1°C)
Date of Sampling	15.04.2025	Date of Receipt	15.04.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	15.04.2025 to 22.04.2025		
Report for the month	APRIL, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.71	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	88.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	47.25	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	13.88	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	55.56	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	12.02	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	5.51	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.23	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24th Edition)
Heavy Metals:5			
Iron (Fe)	mg/L	0.05	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: ND – Not Detected

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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

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Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

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(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

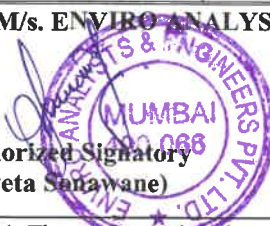
TEST REPORT

Report No. - EAEPL/W/04/25/00736			Report Date – 22.04.2025
ULR Number: TC1118925000000736F			
Name of Customer	M/s. ACCURA DEVELOPERS LLP		Reference – Work Order dated: 13/04/2024
Site Address	" KAMDHENU 23 WEST GRANDE" Proposed Private IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial Area, Navi Mumbai – 400709.		
Nature and Description of Sample	Tanker Water	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/04/25/00736 (Near Gate no.2 at Site)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	15.04.2025	Date of Receipt	15.04.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	15.04.2025 to 17.04.2025		
Report for the month	APRIL, 2025		

Discipline: Biological**Group: Water**

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

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


Authorized Signatory
(Shweta Sanawane)

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CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/A/04/25/00733			Report Date – 22.04.2025
ULR Number: TC1118925000000733F			
Name of Customer	M/s. ACCURA DEVELOPERS LLP		Reference – Work Order dated: 13/04/2024
Site Address	" KAMDHENU 23 WEST GRANDE" Proposed Private IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial Area, Navi Mumbai – 400709.		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/04/25/00733 (Near Main Gate at Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	14.04.2025	Date of Receipt	15.04.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	16.04.2025 to 18.04.2025		
Report for the month	APRIL, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)		Relative Humidity (%)	Duration of Monitoring
33°C		56%	8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	92.68	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	41.19	60 µg/m³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	11.43	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	16.04	80 µg/m³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

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

Reviewed by

Approved by

(QM/DM)
(Shweta Sonawane)

Authorized Signatory
(Shilpa Dhamankar)

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CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/N/04/25/00735			Report Date – 22.04.2025
ULR Number: TC1118925000000735F			
Name of Customer	M/s. ACCURA DEVELOPERS LLP		Reference – Work Order dated: 13/04/2024
Site Address	" KAMDHENU 23 WEST GRANDE" Proposed Private IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial Area, Navi Mumbai – 400709.		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/04/25/00735	Sample quantity and packing	Not Applicable
Date of Sampling	14.04.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	APRIL, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main gate of Site	dB(A) Leq.	54.6	44.3	55	45
Near Back Gate of Site	dB(A) Leq.	53.9	43.9	55	45
Near Steel Yard Area of Site	dB(A) Leq.	52.9	43.3	55	45
Near Site Office of Site	dB(A) Leq.	51.4	41.3	55	45

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

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

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/S/04/25/00737			Report Date – 22.04.2025
ULR Number: TC111892500000737F			
Name of Customer	M/s. ACCURA DEVELOPERS LLP		Reference – Work Order dated: 13/04/2024
Site Address	" KAMDHENU 23 WEST GRANDE" Proposed Private IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial Area, Navi Mumbai – 400709.		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/04/25/00737 (Near Centre Side at Site)	Sample quantity and packing	1000 gm X 1 zip lock bag
		Preservation	Transported and stored in dry area
Date of Sampling	15.04.2025	Date of Receipt	15.04.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	15.04.2025 to 22.04.2025		
Report for the month	APRIL, 2025		

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

Parameters	Unit	Results	Method
pH	--	8.35	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	936.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	14.63	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	30.60	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.48	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	113.50	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	588.95	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2285.16	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	243.55	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	43.17	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.57	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	858.72	EPA 3050B
Potassium (K)	mg/kg	361.57	EPA 3050B
Copper (Cu)	mg/kg	193.44	EPA 3050B
Iron (Fe)	mg/kg	64494.26	EPA 3050B
Lead (Pb)	mg/kg	18.98	EPA 3050B
Zinc (Zn)	mg/kg	152.76	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**Reviewed by**
(QM/DM)
(Shweta Sonawane)**Approved by**
Authorized Signatory
(Shilpa Dhamankar)


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(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

TEST REPORT

Report No. - EAEPL/SE/04/25/00734			Report Date – 22.04.2025
ULR Number: TC111892500000734F			
Name of Customer	M/s. ACCURA DEVELOPERS LLP		Reference – Work Order dated: 13/04/2024
Site Address	" KAMDHENU 23 WEST GRANDE" Proposed Private IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial Area, Navi Mumbai – 400709.		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	DG Set (260 KVA) EAEPL/SE/04/25/00734	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 45 ml * 1 No. PVC Bottle NO _x = 25 ml * 1 No. PVC Bottle
		Preservation	Transported & stored in dry area
Date of Sampling	14.04.2025	Date of Receipt	15.04.2025
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	16.04.2025 to 18.04.2025		
Report for the month	MARCH, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	13.43 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	3.94 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	11.17 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	4**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	122
Flue Gas Velocity (m/sec)	6.5

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

Reviewed by

(QM/DM)
(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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3. **Information provided by customer.

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Mumbai (HO): B-1003, Enviro House, 10th Flr, Western Edge II, W.E. Highway, Borivali East, Mumbai - 400066

Tel: 022-28541647/48/49/67/68 | E-mail: info@eaepl.com | lab@eaepl.com | Web: www.eaepl.com

Mumbai (HO) | Nagpur | Pune | Mira Road (Lab) | Tarapur | Nashik | Thane



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

To,

The -1

ACCURA DEVELOPERS LLP

1603/1604/1605/1606, Kesar Solitaire Building, Plot No.5, Sector 19,
Sanpada -400705

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/442391/2023 dated 31 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B038MH158830 |
| 2. File No. | SIA/MH/INFRA2/442391/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Private IT Park Building At Plot No. AI2, AI3 & W-192, In Trans Thane creek Industrial Area, Navi Mumbai- 400709 by M/S. Accura Developers LLP |
| 7. Name of Company/Organization | ACCURA DEVELOPERS LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 02/02/2024

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

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

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/442391/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Accura Developers LLP,
Plot No. A12, A13 & W-192,
In Trans Thane creek Industrial Area,
Navi Mumbai.

Subject : Environment Clearance for Proposed IT Park Building at Plot No. A12, A13 & W-192, In Trans Thane creek Industrial Area, Navi Mumbai by M/s. Accura Developers LLP.

Reference : Application no. SIA/MH/INFRA2/442391/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 216th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 271st (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30th November, 2023.

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

Sr. No	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/442391/2023	
2	Name of Project	Proposed Private IT Park Building at Plot No. A12, A13 & W-192, in Trans Thane Creek MIDC Industrial area, Navi Mumbai- 400709 by M/s. Accura Developers LLP.	
3	Project category	8(a), B2	
4	Type of Institution	Others	
5	Project Proponent	Name	Karan Surinder Sabhlok
		Regd. Office address	1603/1604/1605/1606, Kesar Solitaire Building, Plot No.05, Sector-19, Sanpada, Navi Mumbai-400705
		Contact number	9819776277
		e-mail	operations@kamdhenurealities.com
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd., NABET/EIA/2124/SA 0193, Validity: 18.06.2024	
7	Applied for	New	
8	Location of the project	Plot No. A12, A13 & W-192, In Trans Thane Creek Industrial MIDC Area, Navi Mumbai- 400709	

9	Latitude and Longitude		Latitude: 19°05'48.29"N Longitude: 73°01'01.29"E				
10	Plot Area (sq.m.)		4975.00 sq. m.				
11	Deductions (sq.m.)		0 sqm				
12	Net Plot area (sq.m.)		4975.00 sq. m.				
13	Ground coverage (m ²) & %		1965 sq. m (39.49 % of net plot area)				
14	FSI Area (sq.m.)		29,453.58 sq. m.				
15	Non-FSI (sq.m.)		1,084.06 sq. m.				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		30,537.64 sq. m.				
17	TBUA (m ²) approved by Planning Authority till date		30,537.64 sq. m.				
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)	
	-	-	-	Building 1	Ground + 1 st floor (IT Support service), 2 nd to 23 rd floors (IT/TES) offices	77.4 m top level 75.00 m terrace level	
21	No. of Tenements & Shops		IT support service Shops: - 25 nos. IT offices: - 440 nos.				
22	Total Population		2869 nos				
23	Total Water Requirements CMD		108 CMD				
24	Underground Tank (UGT) location		Below Ground				
25	Source of water		NMMC				
26	STP Capacity & Technology		110 KLD Capacity of STP Proposed MBBR Technology				
27	STP Location		Below Ground				

28	Sewage Generation CMD & % of sewage discharge in sewer line	99 CMD Sewage Generation & 35% sewage will discharge in sewer line			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	9 kg/day		Will be handed over to a recycler
		Wet waste	14 kg/day		Handed over to municipal waste collector
		Construction waste	Top Soil	750 cum	Being used for landscaping
			Demolition waste	1000 cum	Existing ICE Factory structure to be demolished at site from which 1000 cum of debris will be obtained & we will use it in internal plot development.
			Excavation waste	1200 cum	We will use the 1200 cum quantity in internal plot & road development
			Empty Cement bags	12685 nos.	To be handed over to local recyclers
			Steel	5 MT	To be handed over to local recyclers
			Aggregates	10 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	365 nos.	Waste tiles to be used as china mosaic for terraces.
Empty Paint Cans (20 liter/ can)	320 nos.		To be handed over to recycler		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity		Treatment / disposal
		Dry waste	406 kg/day		Will be handed over to a recycler
		Wet waste	204 kg/day		Composting by

				OWC- manure produced will be used at a site for landscaping
		E-Waste	2157 kg/year	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	5 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required: NA		
		RG provided on mother earth: NA		
		Total: NA		
		Existing trees on plot: 0 Nos.		
		Number of trees to be cut: 0 Nos.		
		Number of trees to be transplanted: 0 Nos.		
		Number of trees to be planted: 65 nos.		
		a) In RG area: 65 nos. along the plot boundary b) In Miyawaki Plantation (with area): 0		
		Total nos. of trees after development: 65 nos.		
32	Power requirement	During Operation Phase: Connected Load: 4708 kW Maximum Demand: 2069 kW		
33	Energy Efficiency	a) Total Energy saving :15 % b) Solar energy (%): 5%		
34	D.G. set capacity	750 KVA*2		
35	No. of 4-W & 2-W Parking with 25% EV	4-wheeler: Provided: 472 Nos. 2-wheeler Provided: 73 Nos. 25% of total vehicles will be provided with EV charging points		
36	No. & capacity of Rain water harvesting tanks /Pits	1 tank proposed of total capacity 69 cu m		
37	Project Cost in (Cr.)	Rs. 142.00 Cr		
38	EMP Cost	Construction Phase: 1. Capital Cost: Rs. 16.5 lakhs 2. O& M Cost: Rs. 28.8 lakhs Operation Phase: Capital Cost: Rs. 425.90 lakhs O & M Cost: Rs. 38.40 lakhs		
39	CER Details with justification if any....as per	CER will be as per OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III that supersedes earlier OM under even		

	MoEF & CC circular dated 01/05/2018	number dated 1st May, 2018.
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 271st (Day-2) meeting held on 30th November, 2023. 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 Supply; b) CFO NOC; c) SWM/C& D NOC.
3. PP to relocate parking proposed above the UGTs.
4. PP to revise energy calculation with demand load & ensure that overall energy saving from the project is 20%.
5. PP to submit undertaking that they will follow guidelines of dust mitigation issued by planning authority.

B. SEIAA Conditions-

1. PP submitted that, as per prevailing MIDC DCR rules, MIDC layout approved before 2009, there is no requirement of provision of separate RG area within the plot having plot area above 1 Ha. up to 4 Ha. as per the Reg.3.4.1 of DCR-1999 adopted by MIDC. Local planning authority to ensure the validity of the same.
2. This EC is restricted up to 72.20 m height only as per CFO NOC.
3. EC is also restricted up to 77.4 m height as per Civil Aviation NOC.
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- 29,453.58m², Non FSI- 1,084.06m², total BUA-30,537.64 m². (Plan approval No- EE(II) &SPA/ Mahape/I-15885/2023 dated 31.08.2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering

recyclable material.

- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and

common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

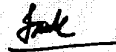
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 22/02/2024 4:54:09 PM

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I

No:- Format1.0/CC/UAN No.0000177901/CE/2403000117

Date: 01/03/2024

To,
Accura Developers LLP Phasell, Plot No -
A12, A13 & W-192,, in Thane Creek
Industrial Area, Thane



Your Service is Our Duty

Sub: Consent to Establish in RED category for IT & ITES activity project.

- Ref:**
1. Application submitted by SRO Navi Mumbai -II vide UAN No. MPCB-CONSENT-0000177901
 2. Minutes of 28th Consent Committee meeting dated 08/02/2024.

Your application NO. MPCB-CONSENT-0000177901

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

1. **The Consent to Establish in ORANGE category is hereby granted for a period up to Commissioning of the Unit or 05 years whichever is earlier.**
2. **The capital investment of the project is Rs.142 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for IT & ITES activity named as Accura Developers LLP Phasell, Plot No - A12, A13 & W-192,, in Thane Creek Industrial Area, Thane, Thane on proposed Total Plot Area of 4975 SqMtrs and for proposed total construction BUA of 21137.64 SqMtrs including utilities and services as per application form.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	99	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1 & S2	DG Sets 700 KVA x 02 nos.	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	185 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	STP Sludge	5 Kg/Day	Storage in covered shed.	USED as MANURE FOR GARDENING
3	Non biodegradable waste	367 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Ltr/A	Storage in covered shed. and sent for recycle to MPCB Authorized recycler.	To MPCB Authorized recycler/ reprocessor.

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
13. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
14. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
15. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
16. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
17. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
18. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
19. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
20. This consent is issued as per MoM of 28th Consent Committee dated 08/02/2024.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	TXN2309000693	05/09/2023	Online Payment
2	159000.00	TXN2311003778	27/11/2023	Online Payment

-

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai
II
- They are directed to ensure the compliance of the consent conditions.
- They are directed to obtain the bank guarantee of Rs. 10 lakhs from the PP as per
Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. -



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **110 CMD for treatment of domestic effluent of 99 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	108.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	1.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1 & S2	DG set 700 KVA x 02 nos	Acoustic Enclosure	5.00	Diesel 150 Kg/Hr	1	NA	9 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs. 10 lakhs	Within 15 days	Towards compliance of consent conditions and obtaining Environmental Clearance from Competent Authority.	28/02/2029	30/06/2029

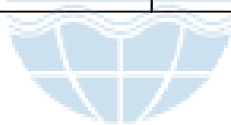
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.
Existing BG obtained for above purpose if any may be extended for period of validity as above.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



