

**Date: 26.11.2025**

**To**  
**The Secretary,**  
**State Level Environmental Impact Assessment Authority**  
**Department of Environment**  
**Room No.217, 2nd Floor,**  
**Mantralaya, Mumbai-400032**

**Sub:** Submission of Six-Monthly Compliance Report (**April 2025 to September 2025**) for Proposed residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure.

**Ref:** Environmental Clearance Letter No EC22B038MH191510 dated 15/04/2022.

Respected Sir/Madam,

Your kind attention is invited to the above-cited subject and the file and environmental clearance letter under reference. In above context, we are pleased to submit the Data-Sheet and Point-wise compliance status to various stipulations, as laid down by the Ministry, in its above -cited letter, with supporting documents.

Thanking You,

For, M/s. Vastu Infrastructure.

**For VASTU INFRASTRUCTURE**  
  
**PARTNERS**

Authorized Signatory

Encls: As above.

**Date: 26.11.2025**

**To,**  
**Regional Officer,**  
**West- Central Zone (WCZ),**  
**Ministry of Environment, Forest, and Climate Change**  
**East Wing, New Secretariat Building, Civil Lane,**  
**Nagpur – 440001.**

**Sub:** Submission of Six-Monthly Compliance Report (**April 2025 to September 2025**) for Proposed residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure.

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Authorized Signatory

Encls: As above.



**PARTNERS**

**Date: 26.11.2025**

**To,**  
**The Member Secretary**  
**Maharashtra Pollution Control Board**  
**3rd & 4th floor, Kalpataru Point, Sion Matunga**  
**Scheme Road no.8, Opp. Sion circle, Sion (E),**  
**Mumbai - 400 022.**

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For, M/s. Vastu Infrastructure.

**For VASTU INFRASTRUCTURE**

Authorized Signatory **PARTNERS**

Encls: As above.

Monitoring the Implementation of Environmental Safeguards  
Ministry of Environment & Forests  
Regional office (W), Nagpur.  
Monitoring Report.  
**DATA SHEET**

**Compliance Period: - April 2025 to September 2025**

| Sr. No | Particulars                                                                                                      | Details                                                                                                                                                                                                                                                                                            |
|--------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Project type :<br>River valley/<br>mining/<br>Industry/Thermal<br>/Nuclear/other<br>(specify)                    | 8(a) Building and Construction projects                                                                                                                                                                                                                                                            |
| 2.     | Name of the<br>Project                                                                                           | Environmental Clearance for Residential cum commercial<br>development construction project at plot no. 16/3, Panvel,<br>Raigad, Maharashtra by M/s. Vastu Infrastructure                                                                                                                           |
| 3.     | Clearance<br>letter(s)/OM and<br>Date                                                                            | SIA/MH/MIS/237251/2021 and 15/04/2022                                                                                                                                                                                                                                                              |
| 4.     | Location                                                                                                         | Plot no. 16/3, Panvel, Raigad, Maharashtra                                                                                                                                                                                                                                                         |
| a.     | District                                                                                                         | Raigad                                                                                                                                                                                                                                                                                             |
| b.     | State                                                                                                            | MAHARASHTRA                                                                                                                                                                                                                                                                                        |
| c.     | Latitude /<br>Longitude                                                                                          | <b>Latitude:</b><br><b>Longitude:</b>                                                                                                                                                                                                                                                              |
| 5.     | <b>Address of<br/>correspondence</b>                                                                             |                                                                                                                                                                                                                                                                                                    |
|        | a) Address of<br>concerned Project<br>Chief Executive<br>(with pin code &<br>telephone / telex /<br>fax numbers) | M/s. Vastu Infrastructure,<br>Shop no.1,2,3 Kanak Sarovar Building, Thana Naka Road, Plot<br>No. 17, Panvel, Raigad.                                                                                                                                                                               |
|        | b) Address of<br>Executive Project<br>Engineer<br>/Manager (with<br>pin code /fax<br>numbers)                    | Same as above                                                                                                                                                                                                                                                                                      |
| 6.     | <b>Salient features</b>                                                                                          | Location of the project: - Maharashtra<br><br>Total Plot Area: - <b>7837.0</b><br>Total Built up area: - <b>37117.316</b><br><br>Building Configuration:<br>Residential building (A, B, C, D wings):<br>Ground + First (Podium)+ 2nd to 13th Floor<br>Commercial building: Ground+1st to 9th Floor |



|    |                                                                                                                                                                                                           |                                                 |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 7. | <b>Break-up of the project area</b>                                                                                                                                                                       |                                                 |
|    | a) submergence area : forest & non-forest                                                                                                                                                                 | Not applicable                                  |
|    | b) Others                                                                                                                                                                                                 | Total Plot area: 7837.0 sq.m<br>BUA : 37117.316 |
| 8. | Break-up of the project affected population with enumeration of those losing houses/dwelling unit only<br>agricultural land only, both dwelling units & agricultural land & landless laborers             | NA                                              |
|    | a) SC, ST / Adivasis                                                                                                                                                                                      | Not applicable                                  |
|    | b) Others<br>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives 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                                                                                                    | 71 Cr                                           |

|  |                                                                                            |                    |                                          |                                                 |                                    |                                                  |
|--|--------------------------------------------------------------------------------------------|--------------------|------------------------------------------|-------------------------------------------------|------------------------------------|--------------------------------------------------|
|  | b)Allocation made for environmental management plans with item wise and year wise break-up | Construction Phase |                                          |                                                 |                                    |                                                  |
|  |                                                                                            | Sr. No             | Component                                | Description                                     | Total Cost per annum (Rs. In Lacs) |                                                  |
|  |                                                                                            | 1.                 | Dust suppression                         | Water sprinkling                                | 1.00                               |                                                  |
|  |                                                                                            | 2.                 | EHS                                      | Site sanitation, disinfection & Health check sp | 2.00                               |                                                  |
|  |                                                                                            | 3.                 | Environmental monitoring                 | Ambient Air, Noise monitoring                   | 6.00                               |                                                  |
|  |                                                                                            |                    |                                          | <b>Total</b>                                    | <b>9.00</b>                        |                                                  |
|  |                                                                                            | Operation Phase    |                                          |                                                 |                                    |                                                  |
|  |                                                                                            | S. No.             | Component                                | Descri ption                                    | Capital cost (Rs. in Lacs)         | Operation and Maintenance cost (Rs. in Lacs/yr.) |
|  |                                                                                            | 1.                 | OWC                                      | Solid Waste manage ment                         | 6                                  | 2                                                |
|  |                                                                                            | 2.                 | STP                                      | Sewage manage ment                              | 80                                 | 4                                                |
|  |                                                                                            | 3.                 | Water conservation measures              | RWH                                             | 1.5                                | 0.3                                              |
|  |                                                                                            |                    |                                          | Low flow fixtures                               | 1.5                                | -                                                |
|  |                                                                                            | 4.                 | Solar panel & energy efficiency measures | Energy Conser vation                            | 53                                 | 1.5                                              |
|  |                                                                                            | 5.                 | Landscaping                              | Landsc aping                                    | 32                                 | 3                                                |
|  |                                                                                            |                    |                                          | <b>Total</b>                                    | <b>174</b>                         | <b>10.8</b>                                      |
|  | c)Benefit cost ratio/Internal rated 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 environmental management plans so far                                                                  |            |
| 10. | <b>Forest land requirement</b>                                                                                                               | NA         |
|     | a) The status of approval for diversion of forest land for non-forestry use                                                                  | -          |
|     | b) The status of clearing felling                                                                                                            | -          |
|     | c) The status of compensatory                                                                                                                | -          |
|     | d) afforestation, if any                                                                                                                     | -          |
|     | e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far         | -          |
| 11. | The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information | NA         |
| 12. | Status of construction                                                                                                                       |            |
|     | a) Date commencement (Actual and/or planned)                                                                                                 | 17.10.2022 |
|     | b) Date of completion                                                                                                                        | 17.10.2029 |

|     |                                                                                                      |                |
|-----|------------------------------------------------------------------------------------------------------|----------------|
|     | (Actual and/or planned)                                                                              |                |
| 13. | Reasons for the delay if the project is yet to start                                                 | Not applicable |
| 14. | Dates of site visits                                                                                 | Not applicable |
|     | 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                                                     | --             |

## Architect Certificate



# A.A.M. Designs

Date :01/12/2025

To  
The Chairman,  
Maharashtra Pollution Control Board,  
Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor,  
Opp. PVR Theatre, Sion (E), Mumbai-400022


**Subject:** Architect's Certificate stating current status of construction on site for Proposed residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure.

Dear Sir,

With reference to the above-mentioned subject this is to inform you that the total plot area of the project is 7,837.00 sq. m. and status of construction till **September 2025** site is given below:

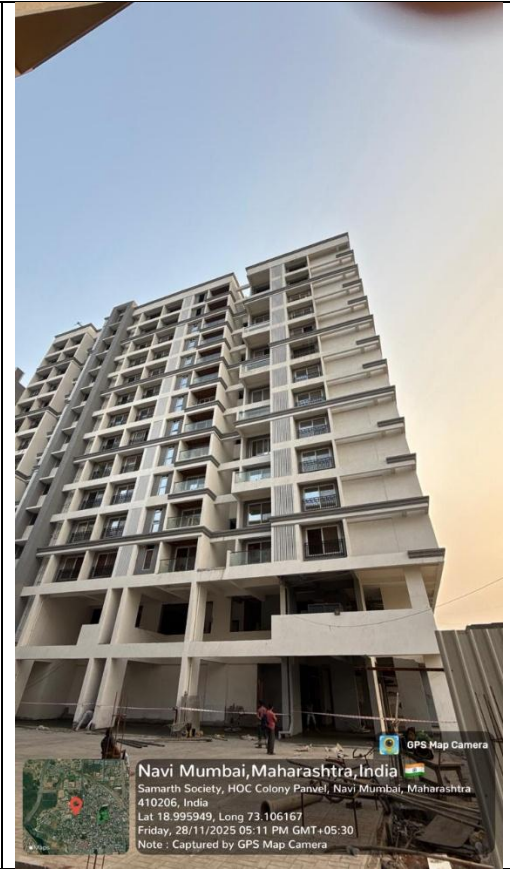
### PROPOSED BUILDING DETAILS:

| SR. NO                       | BUILDING DESCRIPTION | BUILDING CONFIGURATION | FSI AREA  | NON FSI AREA    |             | TOTAL CONSTRUCTION | STATUS OF CONSTRUCTION TILL DATE |
|------------------------------|----------------------|------------------------|-----------|-----------------|-------------|--------------------|----------------------------------|
|                              |                      |                        |           | INDIVIDUAL AREA | COMMON AREA |                    |                                  |
| 1                            | COMMERCIAL           | G+9                    | 4588.235  | 197.110         | -           | 4785.345           | 4785.345                         |
| 2                            | WING A               | STILT+13               | 6894.129  | 193.318         | 7183.296    | 9481.879           | 9481.879                         |
| 3                            | WING B               | STILT + 13             | 7447.625  | 200.622         |             | 10042.679          | 10042.679                        |
| 4                            | WING C               | STILT + 4              | 1602.914  | 70.570          |             | 4067.916           | 1414.894                         |
| 5                            | SECURITY CABIN       | G                      | 12.000    | -               | -           | -                  | -                                |
| TOTAL PROPOSED BUILDING AREA |                      |                        | 20544.903 | 661.620         | 7183.296    | 28377.819          | 25724.797                        |

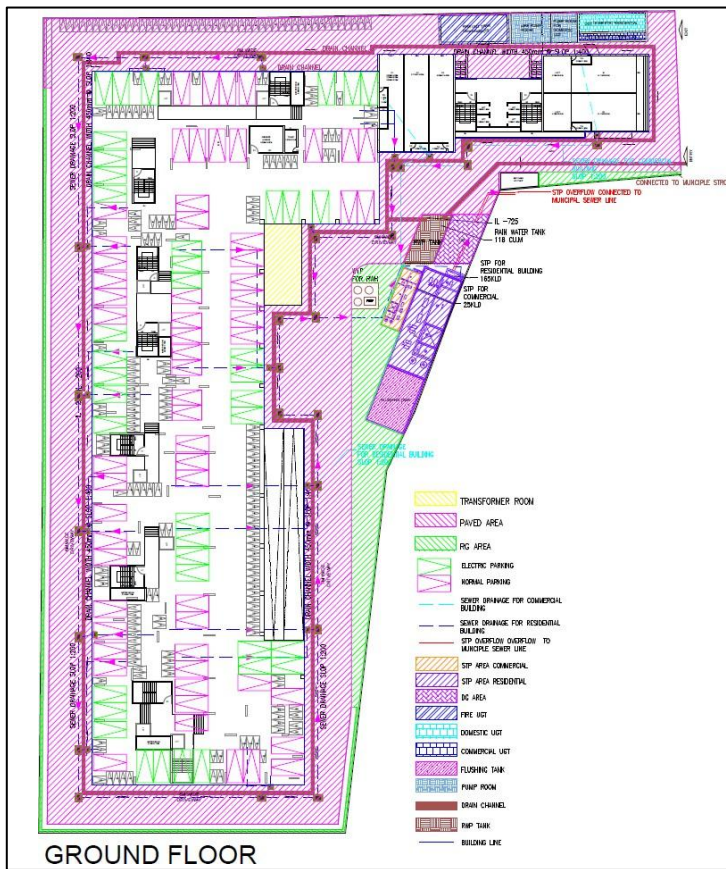
Yours Faithfully,   
**ARCHITECT AMIT MHATRE**  
REGD. C.O.A. No.: CA/2010/50401  
Architect Amit Mhatre  
A.A.M.DESIGNS

Shop. 6, Shree Ganpati Krupa Apt., Pardeshi Ali Rd., Sawarkar Chowk, Panvel(w).;  
email: amitm6@gmail.com ; contact : 9167012964

## Site Photographs







**Submitted to**

**Maharashtra State Pollution Control Board (MPCB)**

**Environmental Consultant**



**Building Environment (India) Pvt. Ltd**  
Sector- 11, C.B.D. Belapur – 400 614  
Telefax: 022 4123 7073/2757 8554  
Web: [www.beipl.co.in](http://www.beipl.co.in)

**Submitted by**

**M/s. Vastu-Infrastructure.**  
**Office no. 3, Kanak Sarovar Building,**  
**Thana Naka Road, Plot no. 17, Old**  
**Panvel, Raigad, Maharashtra -410206**



| Sr. No    | Specific condition (A) SEAC Condition                                                                                                                                                                                                                                   | Compliance                                |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 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. | Document is attached an ANNEXURE 1.       |
| 2         | PP to obtain following NOCs & remarks:<br>a) Water Supply; b) Sewer Connection; c) Storm Water Drain; d) CFO NOC; e) Tree NOC.                                                                                                                                          | NOCs are attached an ANNEXURE 2.          |
| 3         | PP to submit revise STP layout with tank dimensions                                                                                                                                                                                                                     | Document is attached an ANNEXURE 3.       |
| 4         | PP to submit revise OWC layout with capacity                                                                                                                                                                                                                            | Document is attached an ANNEXURE 4.       |
| 5         | PP to reduce discharge of treated water up to 35%, PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.                                                                                                          | Details are attached an ANNEXURE 5.       |
|           | <b>SEIAA conditions-</b>                                                                                                                                                                                                                                                |                                           |
| 1         | PP to strictly follow amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 amended from time to time. SEIAA also asked PP to plan as many trees as the cumulative age of trees to be cut and transplanted.                                  | Noted                                     |
| 2         | 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 be complied as instructed. |
| 3         | PP to achieve at least 5% of total energy requirement from solar/other renewable sources.                                                                                                                                                                               | Noted Attached as an annexure.            |
| 4         | 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                                     |
| 5         | SEIAA after deliberation decided to grant EC for FSI- 20154.458 m2, Non-FSI- 7183.296 m2, Total BUA- 27337.754 m2. PMC/TP/Panvel/16/3/21/16227/917/2022, dated-29.03.2022).                                                                                             | Noted.                                    |
|           | <b>General Conditions</b>                                                                                                                                                                                                                                               |                                           |
| <b>A)</b> | <b>Construction Phase</b>                                                                                                                                                                                                                                               |                                           |

|      |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I.   | <p>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.</p>                                                                                                                                            | <p>Construction waste: Construction technology will be Aluminium Formwork. So, the generation of construction debris will be minimal. However, out of which 30% waste i.e. 556 T waste is will be reusing on site for pavement construction of peripheral roads and internal roads. Other waste like cut pieces of Granite, Tiles Waste shall be reused in landscape area for beautification. Paint Cans, Plywood etc. will be handed over to authorized vendors for recycling.</p> <p>Excavation Waste: Approximately 12,500 m<sup>3</sup> excavation waste will be generated which will be utilized for backfilling &amp; levelling the plot</p> <p>Municipal waste:<br/>Residential: 566.05 kg/day<br/>Commercial: 159.25 kg/day<br/>Total: 725.3 kg/day</p> |
| II.  | <p>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.</p> | <p>Noted and will be complied as instructed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| III. | <p>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.</p>                                                                                                                                                       | <p>Hazardous waste viz. paints, varnishes etc. generated during construction sent to authorize hazardous waste management site.</p> <p>Plastering waste shall be used for raft foundation and backfilling. Since this is Mivan construction. No plaster will be generated.</p> <p>Tiles waste shall be used for china mosaic water proofing of terraces.</p> <p>Aluminium cutting waste shall be sold to recyclers.</p>                                                                                                                                                                                                                                                                                                                                         |

|       |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. | <p>PP has reported that hutment are provided on site for construction workers.</p> <p>Proper housekeeping and regular pest control is being carried out through construction.</p> <p>First aid and medical facilities are provided during construction.</p> <p>Site sanitation like safe and adequate municipal water for drinking and domestic purpose, toilets, bathrooms and periodic checkup facilities are provided during construction phase. Waste generated from toilets and bathrooms is collected by sewage suction tanker by local solid waste management facility for further treatment.</p> <p>Solid Waste:<br/>Waste through construction activity is being reused as per the waste management plan and rest is sold to recyclers.</p> |
| V.    | Arrangement shall be made that waste water and storm water do not get mixed.                                                                                                                                                                                      | PP has reported that, Storm water drains have been designed considering peripheral storm water discharge. Storm water line and sewer drainage line will be separated to avoid the contamination.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| VI.   | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.                                                                                                                                          | PP has reported that Water demand during construction phase is reduced by recycling of water and premixed concrete.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| VII.  | The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.                                                                                                                                                 | Will be complied.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.                                                                                                | <p>PP has reported that No ground water is used. Project does not depend upon the direct intake from ground water table. It is fully dependent upon Municipal Water Supply.</p> <p>Plan approval for construction of basement has been obtained from PMC.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|       |                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                      |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                               | Will be complied.                                                                                                                                                                                                                                                                                    |
| 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.                                                       | Noted.                                                                                                                                                                                                                                                                                               |
| 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.                 | PP has reported that additional soil was used for site levelling and backfilling purpose.                                                                                                                                                                                                            |
| 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.                                    | PP has reported that Soil and groundwater were tested as a part of environmental clearance and were found devoid of any heavy metal and other toxic contamination. The monitoring reports are attached in Annexure hard copy for your reference as Enclosure-                                        |
| 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 | No DG sets being used during construction phase. An alternative source has been used.                                                                                                                                                                                                                |
| 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.             | All the vehicles bringing construction material have valid PUC certificate which have filed for log maintenance.<br><br>All the vehicles do comply with relevant air and noise standards. The proponent has instructed the contractors and sub-contractors to run the vehicles during nonpeak hours. |
| XVII. | Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road                                                                              | The measures mentioned in the EMP for noise abatement are being strictly followed. Site barricades of height 3.5                                                                                                                                                                                     |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.                                                                                                                                                                                                                                                                                                                                                                                                          | <p>mt are provided to reduce noise pollution.</p> <p>Existing trees along the plot boundary are serving as permanent and natural noise barriers.</p> <p>It is also helpful in reducing the air borne particles and to absorb the vehicular emissions.</p> <p>The regular monitoring results indicate that the air and noise parameters are as per CPCB standard limits and do not show any incremental load because of the construction activity.</p> |
| 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.                                                                                                                                  | <p>DG sets will be source of backup power for common area illumination and will conform to the rules made under Env. Protection Act, 1986.</p> <p>Low Sulphur diesel will be used. DG sets will be placed in an acoustic enclosure.</p> <p>All these DG sets will be operated for smaller period during power failure. Provision of adequate stack height as per CPCB norms.</p>                                                                      |
| 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. | A qualified EHS team is working on site for monitoring of construction phase.                                                                                                                                                                                                                                                                                                                                                                         |
| 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.                                                                                                                                                                                                                                                                                   | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>B)</b> | <b>Operation Phase</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                               |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                     | Noted.                                                                                                                                                                                                                                                                                                                                                        |
| II.  | E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Project is in construction phase and there is minimal E-waste generation and disposal being carried out as per standards.                                                                                                                                                                                                                                 |
| 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. | Noted.                                                                                                                                                                                                                                                                                                                                                        |
| 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, MSW disposal facility, green belt development facility will be provided prior to occupation of the building as per mentioned in the Environmental clearance copy.<br>A full- fledged STP of capacity of 186 KLD will be installed onsite for the treatment of the entire waste water generated on the project has received water Supply From PMC. |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                     | Noted.                                                                                                                                                                                                                                                                                                                                                        |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                          |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | 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.                                                                                                                                                                                                                                                                                                        | The project has entry/exit points with sufficient width of road to avoid traffic congestion. Complete parking is internal. The site is well connected to Old Thane Naka road as well as Sai nagar road.                                                                                                                                                                  |
| VII.  | PP to provide adequate electric charging points for electric vehicles (EVs).                                                                                                                                                                                                                                                                                                                                                                                                                              | Noted.                                                                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                     | <p>PP will comply with the same. The proponent will develop green belt of adequate density of local species along the periphery of the plot so as to provide protection against noise and air pollution and will enhance the aesthetic values of region.</p> <p>Trees with large canopy have been planted so that they can suppress dust emissions.</p>                  |
| IX.   | A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.                                                                                                                                                                                                                                                                                                                                                                | The project has erected environmental management cell within the construction supervision team to supervise all aspects of the Environmental management plan.                                                                                                                                                                                                            |
| 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.                                                                                                                                                                                                             | <p>Noted. STP, MSW disposal facility, green belt development facility will be provided prior to occupation of the building as per mentioned in the Environmental clearance copy.</p> <p>A full- fledged STP of capacity of 186 KLD will be installed onsite for the treatment of the entire waste water generated on the project has received water Supply From PMC.</p> |
| 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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a> | <p>Complied.</p> <p>We published public notice in local Newspapers.</p>                                                                                                                                                                                                                                                                                                  |



|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                                                                                                                                          | Agreed to Comply with. Developers have submitted copy of Environment clearance to local Municipal Corporation and NGO and has been uploaded the same on the website of the company.                                                             |
| XIII.     | 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 will comply with the same.<br><br>We are submitting herewith six monthly report on status of compliance of stipulated EC conditions and Environmental monitoring reports to the Regional Office, MoEF with copy to this department and MPCB. |
| 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 <sub>2</sub> , NO <sub>x</sub> (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. | Noted.                                                                                                                                                                                                                                          |
| <b>C)</b> | <b>General EC Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                 |
| I.        | PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes, developer has agreed to follow the mentioned condition.                                                                                                                                                                                    |
| II.       | If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.                                                                                                                                                                                                                                                                                                                                                                    | CTE received on 27.04.2022.<br>Consent No. :- 0000133824<br>Valid up to :- 27.04.2027<br>CTO received on 08.03.2025.<br>Consent No. :- 0000222901<br>Valid up to :- 28.02.2027                                                                  |
| 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.                                                                                                                                                                                                                                                                                                                                                                        | Noted.                                                                                                                                                                                                                                          |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                             | We are submitting herewith six monthly monitoring reports to the Regional Office, MoEF with copy to this department and MPCB.                                                                                                                   |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                              |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | 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.                                   | We will comply with the Same.                                                                                                                                                                                                                                                                                                |
| 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.                               | Noted.                                                                                                                                                                                                                                                                                                                       |
| 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                                                                                                                            | 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 | <p>We have obtained Environmental Clearance from Environment Department, Government of Maharashtra.</p> <p>Project doesn't fall under violation of EP Act and no court case pending in the court of law.</p> <p>We will carry out the construction activity as per Environmental clearance and other approvals received.</p> |

|   |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                | 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.                                                                                                        | We understand and accepts this condition by MoEF.                                               |
| 7 | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.                                                                                                                                                                                                                                      | Noted.                                                                                          |
| 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 and will be complied.                                                                     |
| 9 | Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 <sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.                                                                   | Noted.                                                                                          |

## **Annexure**

**Compliance point no. 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 30.1.2014 issued by the Environment Department, Govt. of Maharashtra.

**Compliance:** PP has paid building permission and scrutiny fee to Panvel Municipal Corporation and CC for the proposed project will be received by 29.3.2022.

पनवेल शहर महानगरपालिका



RECEIPT/पावती

Customer Copy/ग्राहक प्रत

| Receipt No./पावती क्र.        | Date/दिनांक                                                                                                    | Related To/च्या करिता | CFC Ref./सी. एफ. सी संदर्भ | Counter Ref./खिडकी संदर्भ |
|-------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|---------------------------|
| FI04/11859                    | 26-03-2022                                                                                                     | लेखा विभाग            | 4/1                        | 10/1                      |
| Received From/कोणाकडून        | मे. वास्तु इन्फ्रास्ट्रक्चर                                                                                    |                       |                            |                           |
| Amount/रक्कम                  | 136690.00                                                                                                      |                       |                            |                           |
| Amount In Words /अक्षरी रुपये | एक लक्ष छत्तीस हजार सहाशे नव्वद फक्त                                                                           |                       |                            |                           |
| Subject/विषय                  | Miscellaneous पावती                                                                                            |                       |                            |                           |
| Narration/विवरण               | पमपा हद्दीतील फा. प्लॉट नं. 16/3, पनवेल मध्ये नवीन बांधकाम करणेस मंजुरी देणेकामी छाननी की रक्कम रु. 1,36,690/- |                       |                            |                           |

Payment Mode/देयकाचा प्रकार

| Mode/प्रकार    | Amount/रक्कम | Cheque No./धनादेश क्र. | Cheque Date/धनादेश दिनांक | Bank Name/बँकेचे नाव |
|----------------|--------------|------------------------|---------------------------|----------------------|
| डिमांड ड्राफ्ट | 136690.00    | 997173                 | 25-03-2022                | युनियन बँक           |

| Reference No./संदर्भ क्र. | Date/दिनांक | Details/माहिती             | Payable Amount/देय रक्कम(रु.) | Amnt. Recd./रक्कम(रु.) |
|---------------------------|-------------|----------------------------|-------------------------------|------------------------|
|                           |             | इमारत परवाना फी व छाननी फी | 136690.00                     | 136690.00              |
|                           |             |                            |                               | 136690.00              |

CORPORATION HELP LINE NO. 27458040

Receiver's Signature

4 / 10 / Priyanka Kote / 26-MAR-2022 11:00 AM

**Compliance point no. 2:** PP to obtain following NOCs & remarks. A) Water supply; b) Sewer connection; c) Storm water drain; d) CFO NOC; e) Tree NOC.

**Compliance:**

- PP has applied for Water supply, Sewer connection and storm water drain NOC which will be obtained after receiving CC.
- PP has obtained the CFO NOC.
- PP has carried out compensatory plantation of 177 trees on site as recommended by Panvel Municipal Corporation and report of the same has been submitted to PMC. Tree NOC will be obtained shortly.

## APPLICATION FOR WATER NOC

Date: 1/10/2021

To  
The Dy. Commissioner,  
Panvel City Municipal Corporation,  
Panvel-410206, Raigad.

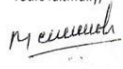
Dear Sir,

Sub:- Regarding Water requirement fulfillment N.O.C. for Proposed development on F. Plot No: 16/3, Panvel, Dist. Raigad.

Respected Sir,

I, Manakchand Chunilal Munot, owner of F. Plot No: 16/3, Panvel, Dist. Raigad. have applied for development permission on F. Plot No: 16/3, Panvel, Dist. Raigad, dtd: 20/08/2021. I have mentioned the detailed water requirement in Annexure1 attached alongwith the letter. I kindly request you to grant me Water requirement fulfillment N.O.C. for the proposed development on F. Plot No: 16/3, Panvel, Dist. Raigad.

Thanking you,

Yours faithfully,  
  
(Manakchand Chunilal Munot)

Encl: 1) Water requirement details.

8/10/21  
लेखनिक  
आवक: आवक  
पत्रिका  
पत्रिका - रायगड.

Date: 1/10/2021

To  
The Dy. Commissioner,  
Panvel City Municipal Corporation,  
Panvel-410206, Raigad.

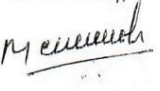
Dear Sir,

Sub:- Regarding Water requirement fulfillment N.O.C. for Proposed development on F. Plot No: 16/3, Panvel, Dist. Raigad.

Respected Sir,

I, Manakchand Chunilal Munot, owner of F. Plot No: 16/3, Panvel, Dist. Raigad. have applied for development permission on F. Plot No: 16/3, Panvel, Dist. Raigad, dtd: 20/08/2021. I have mentioned the detailed water requirement in Annexure1 attached alongwith the letter. I kindly request you to grant me Water requirement fulfillment N.O.C. for the proposed development on F. Plot No: 16/3, Panvel, Dist. Raigad.

Thanking you,

Yours faithfully,  
  
(Manakchand Chunilal Munot)



## APPLICATION FOR SEWERAGE NOC

Date: 1/10/2021

To  
The Dy. Commissioner,  
Panvel City Municipal Corporation,  
Panvel-410206, Raigad.

Dear Sir,

Sub:- Regarding drainage disposal fulfillment N.O.C. for Proposed development on F. Plot No: 16/3, Panvel, Dist. Raigad.

Respected Sir,

I, Manakchand Chunilal Munot, owner of F.Plot No: 16/3, Panvel, Dist. Raigad. have applied for development permission on F. Plot No: 16/3, Panvel, Dist. Raigad, dtd: 20/08/2021. I have mentioned the detailed drainage disposal quantity in Annexure1 attached alongwith the letter. I kindly request you to grant me drainage disposal fulfillment N.O.C. for the proposed development on F.Plot No: 16/3, Panvel, Dist. Raigad.

Thanking you,

Yours faithfully,



(Manakchand Chunilal Munot)

Encl: 1) drainage disposal details.

DDW/  
6/10/21

लेडीनिक  
पात्रक: पात्रक  
पात्रक पात्रक पात्रक  
पात्रक - पात्रक.

Date: 1/10/2021

To  
The Dy. Commissioner,  
Panvel City Municipal Corporation,  
Panvel-410206, Raigad.

Dear Sir,

Sub:- Regarding drainage disposal fulfillment N.O.C. for Proposed development on F. Plot No: 16/3, Panvel, Dist. Raigad.

Respected Sir,

I, Manakchand Chunilal Munot, owner of F.Plot No: 16/3, Panvel, Dist. Raigad. have applied for development permission on F. Plot No: 16/3, Panvel, Dist. Raigad, dtd: 20/08/2021. I have mentioned the detailed drainage disposal quantity in Annexure1 attached alongwith the letter. I kindly request you to grant me drainage disposal fulfillment N.O.C. for the proposed development on F.Plot No: 16/3, Panvel, Dist. Raigad.

Thanking you,

Yours faithfully,



(Manakchand Chunilal Munot)



## APPLICATION FOR STORM WATER DRAINAGE NOC

**VASTU INFRASTRUCTURE**

Date: 08/02/2022.

To,  
The Dy. Commissioner,  
Panvel City Municipal Corporation,  
Panvel 410206, Raigad.

Dear sir,

Subject: Regarding storm water drainage line N.O.C. for proposed development F.Plot No. 16/3 Panvel, Dist. Raigad.

Respected Sir,

We partners of M/s. Vastu Infrastructure applied for developing F.Plot No 16/3, Panvel Dist. Raigad Have also applied for development permission on 20/08/2021.

I kindly request you to grant us the N.O.C. for the proposed development of F.Plot No.16/3, Panvel, Dist. Raigad.

Thanking you,  
Yours faithfully,

For VASTU INFRASTRUCTURE  
For Vastu Infrastructure  
PARTNERS

1.2.3.4 Kankarwar chs, plot no.17, danda naka road, panvel. ☎ +91 8291878777 ✉ vastuinfrastructure@gmail.com

To,  
The Dy. Commissioner,  
Panvel City Municipal Corporation,  
Panvel 410206, Raigad.

Dear sir,

Subject: Regarding storm water drainage line N.O.C. for proposed development F.Plot No. 16/3 Panvel, Dist. Raigad.

Respected Sir,

We partners of M/s. Vastu Infrastructure applied for developing F.Plot No 16/3, Panvel Dist. Raigad Have also applied for development permission on 20/08/2021.

I kindly request you to grant us the N.O.C. for the proposed development of F.Plot No.16/3, Panvel, Dist. Raigad.

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## CFO NOC

**PANVEL MUNICIPAL CORPORATION**  
Tal. Panvel, Dist. Raigad. Pin No. 410206

Office No- 27458040/41/42  
Fire Office No- 27461500  
Email- [Panvelcorporation@gmail.com](mailto:Panvelcorporation@gmail.com)  
Fax No- 022-27452233  
Outword/No/Pmc/Fire/2021/Ref.No.272/837/2022 Date- 28/02/2022

To,  
The ADTP,  
Panvel Municipal Corporation,  
Panvel.

**SUBJECT:** Fire brigade provisional NOC Stipulating fire protection requirements for the proposed residential & commercial high-rise building on F.No.16/3, Village- Panvel, Navi Mumbai. For M/s. Vastu Infrastructure.

**REFERENCE:**

- 1) Application from Architect M/s. Amit Mhatre received to this office on 25/11/2021.
- 2) Certified Area of construction by architect Total Built-up area 27325.754 sq. mtrs.
- 3) Property card on name of manikchand Munot & PA of development with M/S Vastu Infrastructure.
- 4) Notarized Undertaking given for balance 50% of payment of fire fees dated 25/02/2022.
- 5) Three sets of architectural drawings.

Sir,

M/s. Amit Mhatre Architect of the said project, under the instruction of his client M/s. Vastu Infrastructure had applied to this department to obtain provisional fire NOC for their proposed Residential building having Ground + 13<sup>th</sup> upper floor (A & B wing) with height 43.150 mtrs. & Ground + 9<sup>th</sup> upper floor (C wing) with height 31.150 and proposed Commercial building having Ground + 9<sup>th</sup> upper floor with height 31.450 mtrs measured from ground level to the terrace on S.No. F.P. No. 16/3, Village -Panvel, Navi Mumbai for M/s. Vastu Infrastructure.

The details of location, clear open spaces, structure and occupancy are as under.

**A) DEMARCATION OF THE PLOT BOUNDRIES.**

| Sr.no. | Direction         | Description of adjoining properties. |
|--------|-------------------|--------------------------------------|
| 1      | On Towards North  | FP. No.16/2                          |
| 2      | On towards South. | FP. No.17 & FP. No.19                |
| 3      | On towards East   | 18.30 mtrs wide Road.                |
| 4      | On towards West   | FP. No.534                           |

**B) OPEN SPACES WITH IN THE PLOT**  
**(1) From face of the Building.**

| Sr.no. | Direction | From building line to plot boundary | Remarks                          |
|--------|-----------|-------------------------------------|----------------------------------|
| 1      | North     | 6.00Mtrs                            | As per Submitted Project Details |
| 2      | South     | 6.00 Mtrs                           |                                  |
| 3      | East      | 6.00 Mtrs                           |                                  |
| 4      | West      | 6.00 Mtrs                           |                                  |

### REMARK/GENERAL CONDITIONS:-

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts in core of the building shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the approved License Agency.
6. Sign boards such as "No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The issued NOC shall be valid for a year from dated of issue to obtained C.C..
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.

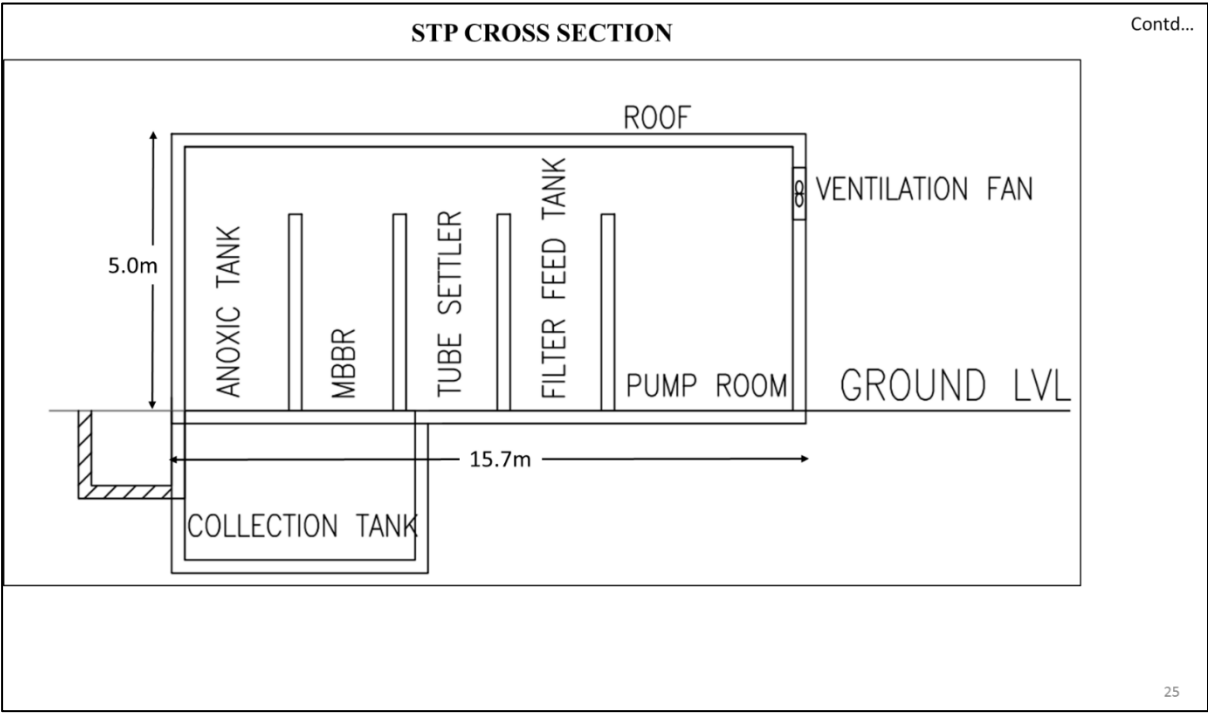
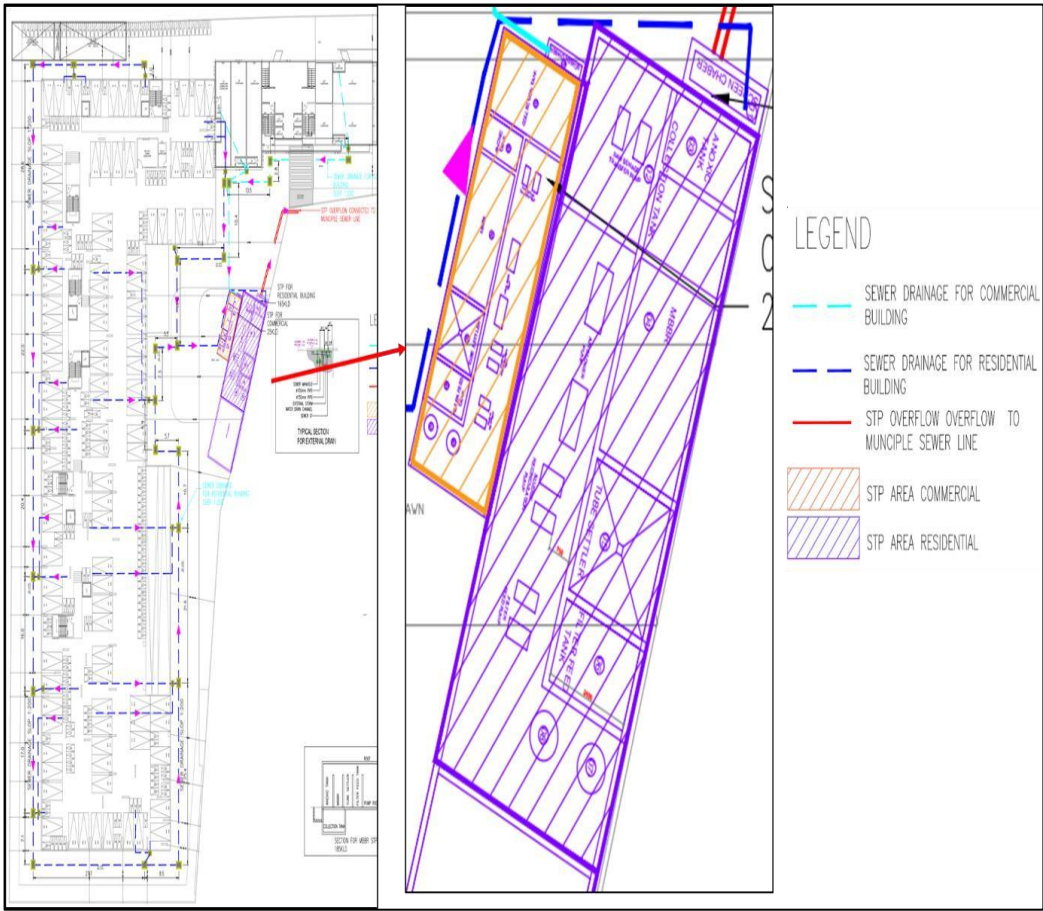
**VIJAY S. RANE**  
CHIEF FIRE OFFICER  
PANVEL MUNICIPAL CORPORATION.

Copy To  
1] M/s. Amit Mhatre Architect  
2] Office copy.



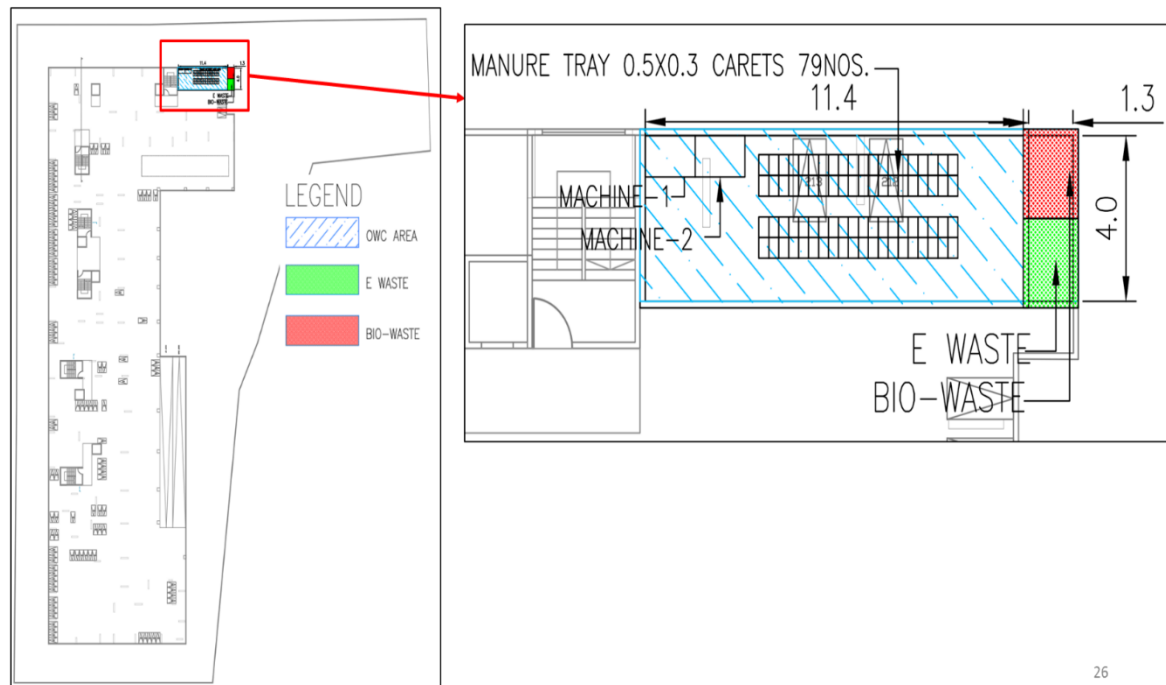
**Compliance point no. 3:** PP to submit revised STP layout with tank dimensions.

**Compliance:** Revised STP layout with dimensions is as given below.



**Compliance point no. 4:** PP to submit revised OWC layout with capacity.

**Compliance:** Revised OWC layout and rack capacity is given below.



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## OWC DETAILS

Contd...

### Municipal Waste

| Sr. No.      | Buildings   | Non-Biodegradable (Kg/day) | Biodegradable (Kg/day) | Total (Kg/day) |
|--------------|-------------|----------------------------|------------------------|----------------|
| 1.           | Residential | 339.63                     | 226.42                 | 566.05         |
| 2.           | Commercial  | 95.55                      | 63.7                   | 159.25         |
| <b>Total</b> |             | 435.18                     | 290.12                 | 725.3          |

### OWC Rack capacity

|                                                                         |                      |
|-------------------------------------------------------------------------|----------------------|
| <b>Organic waste to be placed on crate</b>                              | <b>290.12 kg/day</b> |
| <b>Each crate capacity</b>                                              | 22 kg                |
| <b>No. of crates required</b>                                           | 13.18 nos.           |
| <b>No. of crates required after Shrinkage of manure after some days</b> | 6.59 nos. (50%)      |
| <b>No. of crates required for 12 day storage</b>                        | 79 nos.              |

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**Compliance point no. 5:** PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

### **Compliance:**

- Total treated waste water available for recycling is estimated to be 152 KLD. About 74 KLD treated water will be recycled for flushing and gardening purpose.
- Additional 25 KLD of treated water will be taken up by third party agency M/s Samarth Water Suppliers.
- Thus discharge of treated water is reduced to less than 35%.
- MOU signed with the third party regarding use of excess treated water is given.



# EC Letter

ENVIRONMENTAL  
CLEARANCE

PARIVESH

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



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

To,

The Manager  
VASTU-INFRASTRUCTURE  
Office no. 3, Kanak Sarovar Building, Thana Naka Road, Plot no. 17, Old  
Panvel, Raigad, Maharashtra -410206

**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/MIS/237251/2021 dated 03 Nov 2021. The particulars of the environmental  
clearance granted to the project are as below.

- |                                               |                                                                                                                         |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1. EC Identification No.                      | EC22B038MH191510                                                                                                        |
| 2. File No.                                   | SIA/MH/MIS/237251/2021                                                                                                  |
| 3. Project Type                               | New                                                                                                                     |
| 4. Category                                   | B2                                                                                                                      |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects                                                                                 |
| 6. Name of Project                            | Residential cum commercial development<br>at plot no. 16/3, Panvel, Raigad,<br>Maharashtra by M/s. Vastu Infrastructure |
| 7. Name of Company/Organization               | VASTU-INFRASTRUCTURE                                                                                                    |
| 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.

(e-signed)  
Manisha Patankar Mhaikar  
Member Secretary  
SEIAA - (Maharashtra)

Date: 15/04/2022

*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/MIS/237251/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Vastu Infrastructure,  
Plot no. 16/3, Panvel, Raigad.

**Subject :** Environmental Clearance for Residential cum commercial development construction project at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure

**Reference :** Application no. SIA/MH/MIS/237251/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 165<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 240<sup>th</sup> (Day-4) 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.      | Plot Area (sq.m.)                                                | 7837.0                                                                                                                                                  |
| 2.      | FSI Area (sq.m.)                                                 | 28450.684                                                                                                                                               |
| 3.      | Non-FSI (sq.m.)                                                  | 8666.632                                                                                                                                                |
| 4.      | Proposed built-up area (FSI + Non FSI) (sq.m.)                   | 37117.316                                                                                                                                               |
| 5.      | Earlier EC details with Total Construction area, if any          | NA                                                                                                                                                      |
| 6.      | Construction completed as per earlier EC (FSI + Non FSI) (sq.m.) | Construction not yet started                                                                                                                            |
| 7.      | Proposed Building Configuration                                  | <b>Residential building (A, B, C, D wings):</b><br>Ground + First (Podium)+ 2nd to 13th Floor<br><b>Commercial building:</b><br>Ground+1st to 9th Floor |
| 8.      | No. of Tenements & Shops                                         | Residential: 224 nos.<br>Commercial: 59 nos.                                                                                                            |
| 9.      | Total Population                                                 | Residential: 1212 nos.<br>Commercial: 533nos.                                                                                                           |

|     |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |            |       |
|-----|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|-------|
| 10. | Total Water Requirement CMD                                       | Source: Panvel Municipal Corporation/Recycled water from STP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |            |       |
|     |                                                                   | Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Residential | Commercial | Total |
|     |                                                                   | Domestic (KLD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 110         | 12         | 122   |
|     |                                                                   | Flushing (KLD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 55          | 10         | 65    |
|     |                                                                   | Gardening (KLD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 9           | 0          | 9     |
|     |                                                                   | Swimming pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 10          | 0          | 10    |
|     |                                                                   | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 184         | 22         | 206   |
|     |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |            |       |
| 11. | Sewage Generation CMD                                             | Residential: 149 KLD<br>Commercial: 20 KLD<br>Total: 169 KLD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |            |       |
| 12. | STP Capacity & Technology                                         | Residential: 164 CMD<br>Commercial: 22 CMD<br>Technology: MBBR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |            |       |
| 13. | STP Location                                                      | Above ground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |            |       |
| 14. | Total Solid Waste Quantities with Capacity of OWC to be installed | <p><b>Construction waste:</b> Construction technology will be Aluminium Formwork. So, the generation of construction debris will be minimal. However, out of which 30 % waste i.e. 556 T waste is will be reusing on site for pavement construction of peripheral roads and internal roads. Other waste like cut pieces of Granite, Tiles Waste shall be reused in landscape area for beautification. Paint Cans, Plywood etc. will be handed over to authorized vendors for recycling.</p> <p><b>Excavation Waste:</b> Approximately 12,500 m<sup>3</sup> excavation waste will be generated which will be utilized for backfilling &amp; levelling the plot</p> <p><b>Municipal waste:</b><br/>Residential: 566.05 kg/day<br/>Commercial: 159.25 kg/day<br/>Total: 725.3 kg/day</p> |             |            |       |
| 15. | R.G. Area in sq.m                                                 | RG Required: Not required<br>RG provided on mother earth: 319.374<br>RG on podium: 1103.319<br>Total: 1422.693                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |            |       |
| 16. | Power requirement                                                 | Source: MSEDCL<br>Connected load<br>Residential: 3064 KW Commercial: 1104 KW<br>Demand load<br>Residential: 1193 KW Commercial: 641 KW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |             |            |       |
| 17. | Energy Efficiency                                                 | Total: 17.66%<br>Solar: 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |            |       |
| 18. | D.G. set capacity                                                 | 1 No of 400 KVA & 1 No of 200 KVA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |            |       |
| 19. | Parking 4W & 2W                                                   | Two-wheeler: 145 nos.<br>Four-wheeler: 260 nos.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |            |       |
| 20. | Rain water harvesting                                             | Residential RWH tank capacity: 109 cum<br>Commercial RWH tank capacity: 10 cum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |            |       |



|     |                                                                                   |                    |                                          |                                                 |                                    |                                                 |
|-----|-----------------------------------------------------------------------------------|--------------------|------------------------------------------|-------------------------------------------------|------------------------------------|-------------------------------------------------|
|     | scheme                                                                            |                    |                                          |                                                 |                                    |                                                 |
| 21. | Project Cost in (Cr.)                                                             | 71 Cr              |                                          |                                                 |                                    |                                                 |
| 22. | EMP Cost                                                                          | Construction phase |                                          |                                                 |                                    |                                                 |
|     |                                                                                   | S. No.             | Component                                | Description                                     | Total Cost per annum (Rs. in Lacs) |                                                 |
|     |                                                                                   | 1                  | Dust suppression                         | Water sprinkling                                | 1.00                               |                                                 |
|     |                                                                                   | 2                  | EHS                                      | Site sanitation, disinfection & Health check up | 2.00                               |                                                 |
|     |                                                                                   | 3                  | Environmental Monitoring                 | Ambient Air, Noise monitoring, Soil quality     | 6.00                               |                                                 |
|     |                                                                                   |                    |                                          | Total                                           | 9.00                               |                                                 |
|     |                                                                                   | Operation phase    |                                          |                                                 |                                    |                                                 |
|     |                                                                                   | S. No.             | Component                                | Description                                     | Capital cost (Rs. in Lacs)         | Operation and Maintenance cost (Rs. in Lacs/yr) |
|     |                                                                                   | 1                  | OWC                                      | Solid waste management                          | 6                                  | 2                                               |
|     |                                                                                   | 2                  | STP                                      | Sewage management                               | 80                                 | 4                                               |
|     |                                                                                   | 3                  | Water conservation measures              | RWH                                             | 1.5                                | 0.3                                             |
|     |                                                                                   |                    |                                          | Low flow fixtures                               | 1.5                                | -                                               |
|     |                                                                                   | 4                  | Solar panel & energy efficiency measures | Energy conservation                             | 53                                 | 1.5                                             |
|     |                                                                                   | 5                  | Landscaping                              | Landscaping                                     | 32                                 | 3                                               |
|     |                                                                                   |                    |                                          | Total                                           | 174                                | 10.8                                            |
| 23. | CER Details with justification if any                                             | NA                 |                                          |                                                 |                                    |                                                 |
| 24. | Details of Court Cases/litigations w.r.t the project and project location, if any | No                 |                                          |                                                 |                                    |                                                 |

3. Proposal is a new construction projectThe proposal has been considered by SEIAA in its 240<sup>th</sup> (Day-4) 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 Supply; b) Sewer Connection; c) Storm Water Drain; d) CFO NOC; e) Tree NOC.
3. PP to submit revise STP layout with tank dimensions
4. PP to submit revise OWC layout with capacity.
5. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.

**B. SEIAA Conditions:-**

1. PP to strictly follow amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 amended from time to time. SEIAA also asked PP to plan as many trees as the cumulative age of trees to be cut and transplanted.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI- 20154.458 m2, Non-FSI- 7183.296 m2, Total BUA- 27337.754 m2. (Plan approval- PMC/TP/Panvel/16/3/21/16227/917/2022, dated-29.03.2022).

**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 Environment (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 <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.
- 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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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-Mhaiskar  
(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, Raigad.
6. Commissioner, Panvel Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Raigad.

Signature Not Verified

Digitally signed by Manisha  
Patankar Mhaiskar  
Member Secretary

Date: 4/15/2022 6:27:26 AM  
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## CTE LETTER

### MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000133824/CE/2204001835

Date: 27/04/2022

To,  
M/s Vastu infrastrucutre  
Plot no-16-3, Near Prant office,  
Old Thana naka road, Panvel,  
Tal-Panvel, Dist.-Raigad



Your Service is Our Duty

**Sub: Consent to Establish for residential cum commercial building construction project in Red Category.**

**Ref:** Your application vide UAN No. 0000133824, dated 09/03/2022.

Your application NO. MPCB-CONSENT-0000133824

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:

- The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.**
- The capital investment of the project is Rs.95.5 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for residential cum commercial building construction project named as M/S VASTU INFRASTRUCTURE, Plot No.16/3, Panvel, Tal-Panvel, Dist-Raigad, on Total Plot Area of 7837 SqMtrs for construction BUA of 37117.316 SqMtrs including utilities and services**
- 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 | 169                | As per Schedule - I | The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body |

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

| Stack No. | Description of stack / source | Number of Stack | Standards to be achieved |
|-----------|-------------------------------|-----------------|--------------------------|
| S-1       | D G SET (400 KVA)             | 1               | As per Schedule -II      |
| S-2       | D G SET (200 KVA)             | 1               | As per Schedule -II      |

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

| Sr No | Type Of Waste                            | Quantity & UoM | Treatment | Disposal                              |
|-------|------------------------------------------|----------------|-----------|---------------------------------------|
| 1     | Wet Garbage & Kitchen waste              | 290.12 Kg/Day  | OWC       | Used as manure                        |
| 2     | Non Biodegradable waste / Inert material | 435.18 Kg/Day  | Segregate | Hand over to Local Body for recycling |

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

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

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. 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 online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
13. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of consent to establish condition.
14. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
15. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
16. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
17. 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.
18. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
19. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
20. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.



#### **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 **190 CMD for treatment of domestic effluent of 169 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                                       | 10.00                            |
| 2.      | Domestic purpose                                                                               | 196.00                           |
| 3.      | Processing whereby water gets polluted & pollutants are easily biodegradable                   | 0.00                             |
| 4.      | Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic | 0.00                             |

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

#### **SCHEDULE-II**

##### **Terms & conditions for compliance of Air Pollution Control:**

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

| Stack No. | Source           | APC System provided/proposed | Stack Height(in mtr) | Type of Fuel      | Sulphur Content(in %) | Pollutant | Standard    |
|-----------|------------------|------------------------------|----------------------|-------------------|-----------------------|-----------|-------------|
| S-1       | D G SET(400 KVA) | Acoustic Enclosure           | 3.50                 | DIESEL 1.2 Ltr/Hr | 1                     | SPM/TPM   | 0.56 Kg/Day |
| S-2       | D G SET(200 KVA) | Acoustic Enclosure           | 3.50                 | DIESEL 1 Ltr/Hr   | 1                     | SPM/TPM   | 0.48 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 <sup>3</sup> |
|-------------------------|---------------|------------------------|

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



**SCHEDULE-III****Details of Bank Guarantees:**

| Sr. No. | Consent(C2E/C2O/C2R) | Amt of BG Imposed | Submission Period | Purpose of BG                    | Compliance Period | Validity Date |
|---------|----------------------|-------------------|-------------------|----------------------------------|-------------------|---------------|
| 1       | C to E               | 10 Lakhs          | 15 Days           | Compliance of consent 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.

# Existing BG obtained for above purpose if any may be extended for period of validity as above.

**BG Forfeiture History**

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

**BG Return details**

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

**SCHEDULE-IV****Conditions during construction phase**

|          |                                                                                                                                                                                                                                                            |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> | During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.                                                                                                             |
| <b>B</b> | During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.                                                                                                         |
| <b>C</b> | 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.

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This certificate is digitally & electronically signed.

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# Monitoring Reports



Lab Approved by MoEF, New Delhi. (Valid till 06/03/2026)

"Shree", K 3/4, S. No. 10, Erandawane Housing Society, Opposite Deenanath Mangeshkar Hospital, Pune 411 004.

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## AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

| CLIENT'S NAME & ADDRESS                                                                                                                          | REPORT NO        | HS/LAB/AA/17233A/1 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|
| <b>Project Name:</b> Proposed Residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure. | DATED            | 21/05/2025         |
|                                                                                                                                                  | LAB REFERENCE NO | HS/LAB/AA/BE-0736  |
|                                                                                                                                                  | DATE OF SAMPLING | 14&15/05/2025      |
|                                                                                                                                                  | DATE OF ANALYSIS | 17-20/05/2025      |

## RESULTS

| SR. NO. | DESCRIPTION                   | UNIT              | RESULT                                                                    | NAAQS LIMITS | TEST METHOD REFERENCE             |
|---------|-------------------------------|-------------------|---------------------------------------------------------------------------|--------------|-----------------------------------|
| 01      | DATE OF SAMPLING              | DD/MM/YY          | 14&15/02/2025                                                             |              |                                   |
| 02      | TEST LOCATION                 |                   | AQ-1 Center of project<br>(Lat.& long.)<br>18°59'43.55"N<br>73° 6'23.18"E |              |                                   |
| 03      | TIME OF SAMPLING (00.00)      | Hrs.              | 12:30                                                                     |              |                                   |
| 04      | AMBIENT TEMPERATURE (Max/Min) | Deg C             | 35/21                                                                     |              |                                   |
| 05      | RELATIVE HUMIDITY             | % RH              | 52                                                                        |              |                                   |
| 06      | SAMPLING DURATION             | Hrs.              | 24                                                                        |              |                                   |
| 07      | PM <sub>10</sub>              | µg/m <sup>3</sup> | <b>120.64</b>                                                             | ≤100         | IS 5182(part 23):2006, RA 2022    |
| 08      | PM <sub>2.5</sub>             | µg/m <sup>3</sup> | <b>63.83</b>                                                              | ≤60          | IS 5182(part 24):2019             |
| 09      | SO <sub>2</sub>               | µg/m <sup>3</sup> | 17.44                                                                     | ≤80          | IS 5182(part 2):2023              |
| 10      | NO <sub>2</sub>               | µg/m <sup>3</sup> | 28.61                                                                     | ≤80          | IS 5182(part 6):2006<br>RA 2022   |
| 11      | CO (1 hour)                   | mg/m <sup>3</sup> | 0.610                                                                     | ≤4.0         | IS 5182 (Part 10):1999<br>RA 2019 |

### REMARK/OBSERVATIONS:

NAAQS–National Ambient Air Quality Standards.

**PM<sub>10</sub>** and **PM<sub>2.5</sub>** levels are not within limits prescribed by NAAQS.

For **HORIZON SERVICES**

**MANISHA NARGOLKAR**  
(Lab Incharge)

\*\*\*\*End of Test Report\*\*\*\*





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### AMBIENT NOISE MONITORING REPORT

|                                                                                                                                                  |                         |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|
| <b>CLIENT'S NAME &amp; ADDRESS</b>                                                                                                               | <b>REPORT NO.</b>       | HS/LAB/AA/17233A/2 |
| <b>Project Name:</b> Proposed Residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure. | <b>DATED</b>            | 21/05/2025         |
|                                                                                                                                                  | <b>LAB REFERENCE NO</b> | HS/LAB/AA/BE-0736  |
|                                                                                                                                                  | <b>DATE OF SAMPLING</b> | 14/05/2025         |

### RESULTS

| SR. NO. | TEST LOCATION                                                              | UNIT  | Day Time |       |         | Night Time |       |         |
|---------|----------------------------------------------------------------------------|-------|----------|-------|---------|------------|-------|---------|
|         |                                                                            |       | L Max    | L Min | Average | L Max      | L Min | Average |
| 01      | NQ-1 Center of project<br>(Lat. & long.)<br>18°59'43.26"N<br>73° 6'23.07"E | dB(A) | 72.6     | 63.7  | 68.15   | 65.1       | 56.3  | 60.70   |

### REMARK/OBSERVATIONS:

**LIMITS – Refer Noise Annexure Enclosed**

For **HORIZON SERVICES**

**MANISHA NARGOLKAR**  
(Lab Incharge)

\*\*\*\*End of Test Report\*\*\*\*



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## **Noise Annexure**

### **THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000**

*(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)*

#### **SCHEDULE**

(see rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

| Area Code | Category of Area / Zone | Limits in dB(A) Leq* |            |
|-----------|-------------------------|----------------------|------------|
|           |                         | Day Time             | Night Time |
| (A)       | Industrial area         | 75                   | 70         |
| (B)       | Commercial area         | 65                   | 55         |
| (C)       | Residential area        | 55                   | 45         |
| (D)       | Silence Zone            | 50                   | 40         |

- Note:-
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
  2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
  3. Silence zone is an area comprising not less than 100 metres around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority
  4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.





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## ANALYSIS REPORT

F/LAB/04/01/17.12.2012

| CLIENT'S NAME & ADDRESS                                                                                                    | REPORT NO        | HS/LAB/WA/17219A |
|----------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| Proposed Residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure | DATED            | 19/02/2025       |
|                                                                                                                            | LAB REFERENCE NO | HS/LAB/WA/1518A  |
|                                                                                                                            | DATE OF SAMPLING | 14/05/2025       |
|                                                                                                                            | DATE OF ANALYSIS | 15/05/2025       |

| DETAILS OF SAMPLE | SAMPLE COLLECTED BY | NATURE | LOCATION                                                            |
|-------------------|---------------------|--------|---------------------------------------------------------------------|
| Soil Sample       | The Client          | ----   | <b>SQ-1-Centre of project</b><br><br>18°59'43.00"N<br>73° 6'22.86"E |

## RESULT OF ANALYSIS

| SR. NO | DESCRIPTION                            | UNIT              | RESULT     | Standard as per Ministry of Agriculture 2011 | TEST METHOD REFERENCE          |
|--------|----------------------------------------|-------------------|------------|----------------------------------------------|--------------------------------|
| 01     | pH @ 25 °C                             | ---               | 8.10       | < 8.5                                        | IS 2720 (Part 26) 1987 RA 2016 |
| 02     | Colour                                 | ---               | Brown      | Not Specified                                | SOP NO: HS/ NABL/ SOIL/17      |
| 03     | Texture                                | ---               | Sandy loam | Not Specified                                | SOP NO: HS/ NABL/ SOIL/19      |
| 03a    | Sand                                   | %                 | 26.00      | Not Specified                                | Ministry of Agriculture 2011   |
| 03b    | Slit                                   | %                 | 21.00      | Not Specified                                | Ministry of Agriculture 2011   |
| 03c    | Clay                                   | %                 | 53.00      | Not Specified                                | Ministry of Agriculture 2011   |
| 04     | Electric Conductance @ 25 °C           | mS/cm             | 0.61       | 0.15 – 0.65                                  | IS 14767:2000                  |
| 05     | Total Organic Matter                   | %                 | 0.64       | 0.5 – 0.75                                   | IS 2720 (Part 22) 1972 RA 2020 |
| 06     | Bulk Density                           | g/cm <sup>3</sup> | 1.20       | Not Specified                                | IS 2720 (Part 7) 1975 RA 2020  |
| 07     | Porosity                               | %                 | 42.00      | Not Specified                                | Ministry of Agriculture 2011   |
| 08     | Sodium Adsorption Ratio                | ---               | 16.25      | 10-18                                        | SOP NO: HS/ NABL/ SOIL/31      |
| 09     | Available Nitrogen as N                | kg/ha             | 360.00     | 280 - 560                                    | SOP NO: HS/ NABL/ SOIL/3       |
| 10     | Available Potassium as K <sup>++</sup> | Kg/ha             | 115.00     | Not Specified                                | SOP NO: HS/ NABL/ SOIL/07      |
| 11     | Available Sodium as Na <sup>++</sup>   | %                 | 0.026      | Not Specified                                | IS 9497:1998 RA 2020           |



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|    |                                               |               |        |               |                           |
|----|-----------------------------------------------|---------------|--------|---------------|---------------------------|
| 12 | Exchangeable Calcium<br>as Ca <sup>++</sup>   | mg/kg         | 310.00 | < 400.00      | SOP NO: HS/ NABL/ SOIL/7  |
| 13 | Exchangeable<br>Magnesium as Mg <sup>++</sup> | mg/kg         | 220.00 | < 240.00      | SOP NO: HS/ NABL/ SOIL/5  |
| 14 | Available Phosphorus<br>as P                  | kg/ha         | 11.00  | 10- 24.60     | SOP NO: HS/ NABL/ SOIL/8  |
| 15 | Cation Exchange<br>Capacity                   | meq/100<br>gm | 326.00 | Not Specified | SOP NO: HS/ NABL/ SOIL/28 |

For **HORIZON SERVICES**

*M. N. Angolkar*

**(LAB INCHARGE)**