VASTU
INFRASTRUCTURE

Date: 10.04.2026

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 (**October 2025 March 2026**) 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.

1, 2, 3 Kanak Sarovar CHS.,
Plot No. 17, Thana Naka Road,
Panvel - 410 206.
+91 91671 12121, +91 91676 12121
vastuinfraastructure@gmail.com

VASTU
INFRASTRUCTURE

Date:10.04.2026

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

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VASTU
INFRASTRUCTURE

Date: 10.04.2026

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

DATA SHEET

Compliance Period: - October 2025 to March 2026

Sr. No	Particulars	Details
1.	Project type : River valley/ mining/ Industry/Thermal /Nuclear/other (specify)	8(a) Building and Construction projects
2.	Name of the Project	Environmental Clearance for Residential cum commercial development construction project at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure
3.	Clearance letter(s)/OM and 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 / Longitude	**Latitude**: **Longitude:**
5.	**Address of correspondence**	
	a) Address of concerned Project Chief Executive (with pin code & telephone / telex / fax numbers)	M/s. Vastu Infrastructure, Shop no.1,2,3 Kanak Sarovar Building, Thana Naka Road, Plot No. 17, Panvel, Raigad.
	b) Address of Executive Project Engineer /Manager (with pin code /fax numbers)	Same as above

6.	**Salient features**	Location of the project: - Maharashtra Total Plot Area: - **7837.0** Total Built up area: - **37117.316** Building Configuration: Residential building (A, B, C, D wings): Ground + First (Podium)+ 2nd to 13th Floor Commercial building: Ground+1st to 9th Floor
7.	**Break-up of the project area**	
	a) submergence area : forest & non-forest	Not applicable
	b) Others	Total Plot area: 7837.0 sq.m BUA : 37117.316
8.	Break-up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers	NA
	a) SC, ST / Adivasis	Not applicable
	b) Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey 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

<table>
<tr>
<td></td>
<td>b)Allocation made for environmental management plans with item wise and year wise break-up</td>
<td>Construction Phase
<table>
<tr><th>Sr. No</th><th>Component</th><th>Description</th><th>Total Cost per annum (Rs. In Lacs)</th></tr>
<tr><td>1.</td><td>Dust suppression</td><td>Water sprinkling</td><td>1.00</td></tr>
<tr><td>2.</td><td>EHS</td><td>Site sanitation, disinfection & Health check sp</td><td>2.00</td></tr>
<tr><td>3.</td><td>Environmental monitoring</td><td>Ambient Air, Noise monitoring</td><td>6.00</td></tr>
<tr><td></td><td></td><td>Total</td><td>9.00</td></tr>
</table>
Operation Phase
<table>
<tr><th>S. No.</th><th>Component</th><th>Description</th><th>Capital cost (Rs. in Lacs)</th><th>Operation and Maintenance cost (Rs. in Lacs/yr.)</th></tr>
<tr><td>1.</td><td>OWC</td><td>Solid Waste management</td><td>6</td><td>2</td></tr>
<tr><td>2.</td><td>STP</td><td>Sewage management</td><td>80</td><td>4</td></tr>
<tr><td rowspan="2">3.</td><td rowspan="2">Water conservation measures</td><td>RWH</td><td>1.5</td><td>0.3</td></tr>
<tr><td>Low flow fixtures</td><td>1.5</td><td>-</td></tr>
<tr><td>4.</td><td>Solar panel & energy efficiency measures</td><td>Energy Conservation</td><td>53</td><td>1.5</td></tr>
<tr><td>5.</td><td>Landscaping</td><td>Landscaping</td><td>32</td><td>3</td></tr>
<tr><td></td><td></td><td>Total</td><td>174</td><td>10.8</td></tr>
</table>
</td>
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<tr>
<td></td>
<td>c)Benefit cost ratio/Internal rated of Return and the year of assessment</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>d) Whether (c) includes the cost</td>
<td>-</td>
</tr>
</table>

	of environmental management as shown in the above	
	e) Actual expenditure incurred on the environmental management plans so far	
10.	**Forest land requirement**	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 rods), 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

ARCHITECT AMIT MHATRE
B.Arch., M.Arch. (Urban Design)

A·A·M Designs

Date :13/05/2026

To
The Chairman,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th 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 March 2026 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	2679.687
5	SECURITY CABIN	G	12.000	-	-	-	-
TOTAL PROPOSED BUILDING AREA			20544.903	661.620	7183.296	28377.819	26989.59

Yours Faithfully,

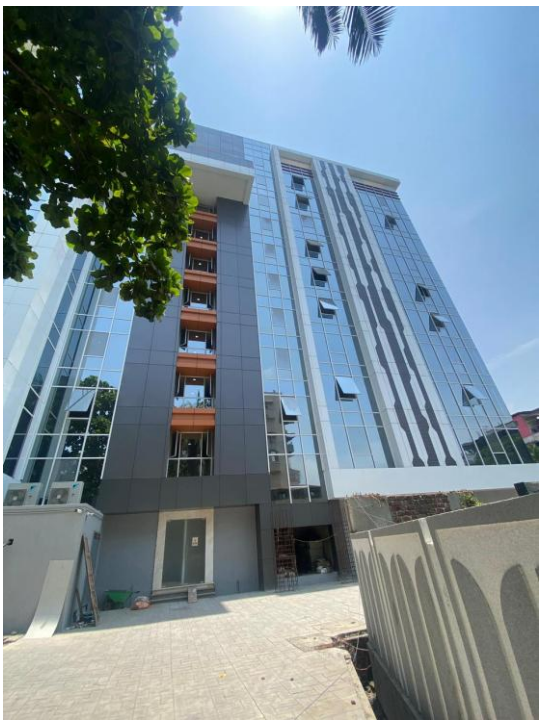
.....
Architect Amit Mhatre
A.A.M.DESIGNS

ARCHITECT AMIT MHATRE
REGD. C.O.A. No.: CA/2010/50401

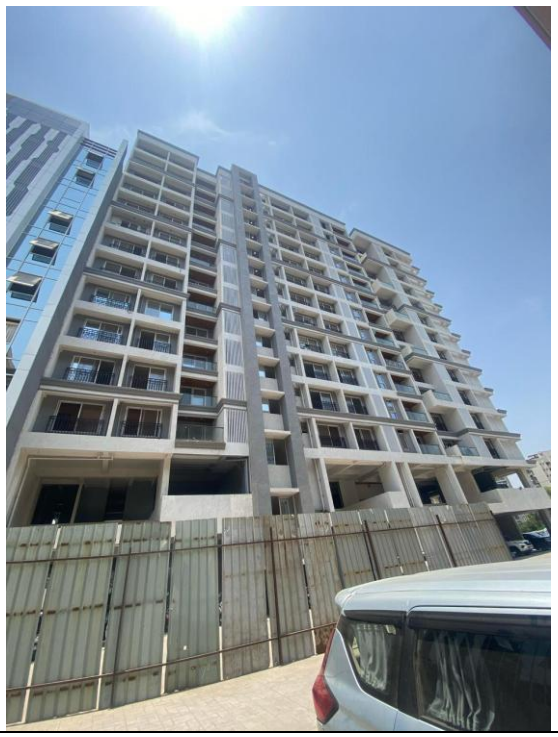
Shop. 6, Shree Ganpati Krupa Apt., Pardeshi Ali Rd., Sawarkar Chowk, Panvel (W);
email: amitdesigns7@gmail.com ; contact : 9167012964

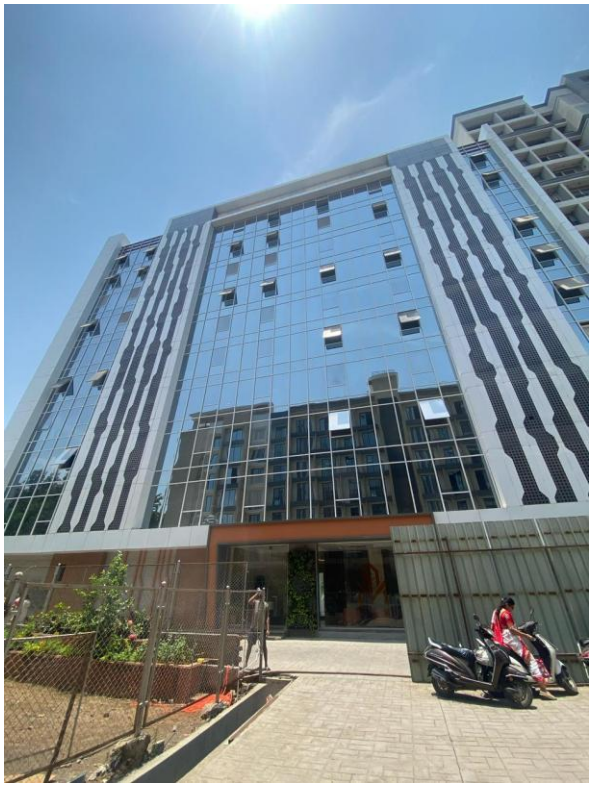
Site Photographs







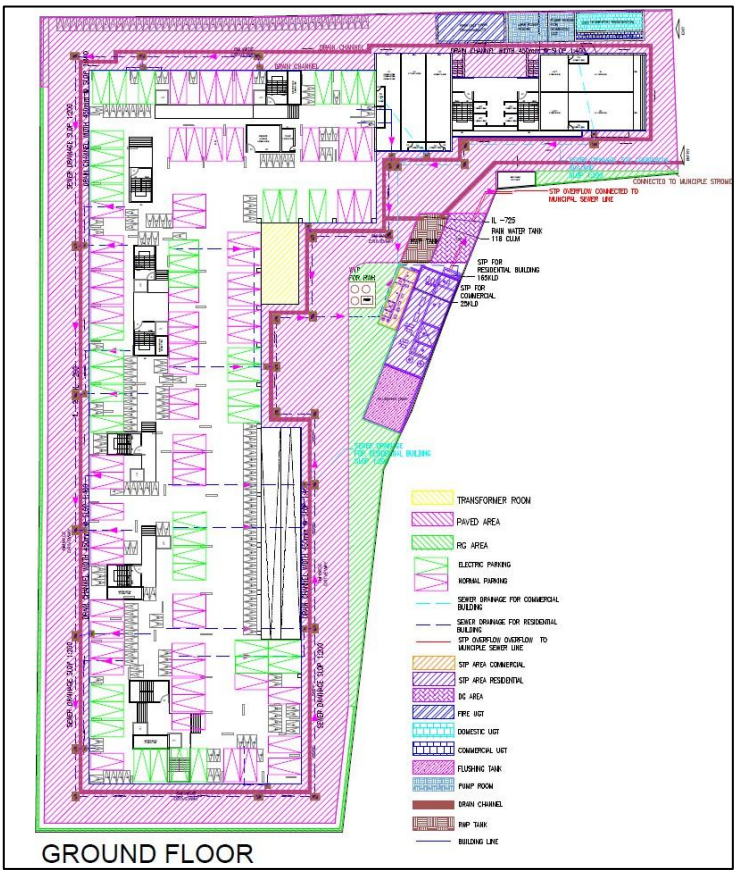






Environmental Clearance Half Yearly Compliance Report of M/s. Vastu-Infrastructure.

October 2025 to March 2026



October 2025 to March 2026

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

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: 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.
	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.	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.
	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.	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. Excavation Waste: Approximately 12,500 m^3 excavation waste will be generated which will be utilized for backfilling & levelling the plot Municipal waste: Residential: 566.05 kg/day Commercial: 159.25 kg/day Total: 725.3 kg/day
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.	Noted and will be complied as instructed.
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.	Hazardous waste viz. paints, varnishes etc. generated during construction sent to authorize hazardous waste management site. Plastering waste shall be used for raft foundation and backfilling. Since this is Mivan construction. No plaster will be generated. Tiles waste shall be used for china mosaic water proofing of terraces. Aluminium cutting waste shall be sold to recyclers.

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.	PP has reported that hutment are provided on site for construction workers. Proper housekeeping and regular pest control is being carried our though construction. First aid and medical facilities are provided during construction. 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. Solid Waste: Waste through construction activity is being reused as per the waste management plan and rest is sold to recyclers.
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. Strom 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.	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. Plan approval for construction of basement has been obtained from PMC.

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. 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.	mt are provided to reduce noise pollution. Existing trees along the plot boundary are serving as permanent and natural noise barriers. It is also helpful in reducing the air borne particles and to absorb the vehicular emissions. 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.
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.	DG sets will be source of backup power for common area illumination and will conform to the rules made under Env. Protection Act, 1986. Low Sulphur diesel will be used. DG sets will be placed in an acoustic enclosure. All these DG sets will be operated for smaller period during power failure. Provision of adequate stack height as per CPCB norms.
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)	**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.	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. 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.	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. Trees with large canopy have been planted so that they can suppress dust emissions.
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.	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. 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.
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	Complied. We published public notice in local Newspapers.

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 & Ist 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. 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. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted.
C)	**General EC Conditions**	
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. Consent No. :- 0000133824 Valid up to :- 27.04.2027 CTO received on 08.03.2025. Consent No. :- 0000222901 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	We have obtained Environmental Clearance from Environment Department, Government of Maharashtra. Project doesn't fall under violation of EP Act and no court case pending in the court of law. We will carry out the construction activity as per Environmental clearance and other approvals received.

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" 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 करीता	CFC Ref./सी. एफ. सी संदर्भ	Counter Ref./खिडकी संदर्भ
FI04/11859	26-03-2022	लेखा विभाग	4/1	10/1

Received From/कोणाकडुन	मे. वास्तु इन्फ्रास्ट्रक्चर
Amount/रक्कम	136690.00
Amount In Words /अक्षरी रुपये	एक लक्ष छत्तीस हजार सहाशे नव्वद फक्त
Subject/विषय	Miscellanous पावती
Narration/विवरण	पमपा हद्दीतील फा. प्लॉट नं. 16/3, पनवेल मध्ये नवीन बांधकाम करणेस मंजुरी देणेकामी छाननी फी 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(₹)	Amt. Recd./रक्कम(₹)
		इमारत परवाना फी व छाननी फी	136690.00	136690.00
			Total/एकूण	136690.00

PANVEL CITY MUNICIPAL CORPORATION
पनवेल शहर महानगरपालिका
पनवेल-रायगड
PANVEL-RAIGAD

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 .

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 .

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 : 03/02/2022.

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 grand 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.

लेखनिक
आवक-जावक
पनवेल शहर महानगरपालिका,
पनवेल - रायगड.

1,2,3,4 Kanak sarovar chs, plot no.17, thana naka road, panvel. +91 8291679577 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 grand us the N.O.C. for the proposed development of F.Plot No.16/3, Panvel , Dist. Raigad.

CFO NOC

PANVEL MUNICIPAL CORPORATION

Tal. Panvel, Dist. Raigad. Pin No. 410206

Office No- 27458040/41/42 Email-Panvelcorporation@gmail.com
Fire Office No- 27461500 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.P.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 obtained provisional fire NOC for their proposed Residential building having Ground + 13th upper floor (A & B wing) with height 43.150 mtrs. & Ground + 9th upper floor (C wing) with height 31.150 and proposed Commercial building having Ground + 9th 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
(i) From face of the Building-

Sr.no.	Direction	From building line to plot boundry	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.

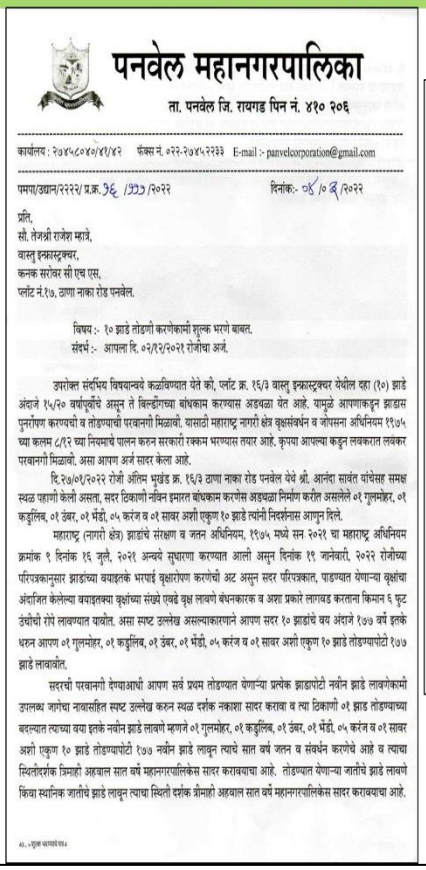
The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant 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.

28/2/22.

VIJAY S. RANE
CHIEF FIRE OFFICER
PANVEL MUNICIPAL CORPORATION.

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

COMPENSATORY TREE PLANTATION



पनवेल महानगरपालिका

ता. पनवेल जि. रायगड पिन नं. ४१० २०६

कार्यालय : २७४५८०४०/४१/४२ फॅक्स नं. ०२२-२७४५२२३३ E-mail :- panvelcorporation@gmail.com

पमपा/उद्यान/२२२२/ प्र.क्र. १६ /१७७ /२०२२ दिनांक:- ०४/०३/२०२२

प्रति,
सौ. तेजश्री राजेश म्हात्रे,
वास्तु इन्फ्रास्ट्रक्चर,
कनक सरोवर सी एच एस,
प्लॉट नं.१७, ठाणा नाका रोड पनवेल.

विषय :- १० झाडे तोडणी करणेकामी शुल्क भरणे बाबत.
संदर्भ :- आपला दि. ०२/१२/२०२१ रोजीचा अर्ज.

उपरोक्त संदर्भिय विषयान्वये कळविण्यात येते की, प्लॉट क्र. १६/३ वास्तु इन्फ्रास्ट्रक्चर येथील दहा (१०) झाडे अंदाजे १५/२० वर्षापूर्वीचे असून ते बिल्डींगच्या बांधकाम करण्यास अडथळा येत आहे. यामुळे आपणाकडून झाडास पुनरोपण करण्यची व तोडण्याची परवानगी मिळावी. यासाठी महाराष्ट्र नागरी क्षेत्र वृक्षसंवर्धन व जोपसना अधिनियम १९७५ च्या कलम ८/१२ च्या नियमाचे पालन करुन सरकारी रक्कम भरण्यास तयार आहे. कृपया आपल्या कडुन लवकरात लवकर परवानगी मिळावी, असा आपण अर्ज सादर केला आहे.

दि.२७/०१/२०२२ रोजी अंतिम भूखंड क्र. १६/३ ठाणा नाका रोड पनवेल येथे श्री. आनंदा सावंत यांचेसह समक्ष स्थळ पहाणी केली असता, सदर ठिकाणी नविन इमारत बांधकाम करणेस अडथळा निर्माण करीत असलेले ०१ गुलमोहर, ०१ कडुलिंब, ०१ उंबर, ०१ भेंडी, ०५ करंज व ०१ सावर अशी एकुण १० झाडे त्यांनी निदर्शनास आणुन दिले.

महाराष्ट्र (नागरी क्षेत्र) झाडांचे संरक्षण व जतन अधिनियम, १९७५ मध्ये सन २०२१ चा महाराष्ट्र अधिनियम क्रमांक ९ दिनांक १६ जुलै, २०२१ अन्वये सुधारणा करण्यात आली असुन दिनांक १९ जानेवारी, २०२२ रोजीच्या परिपत्रकानुसार झाडांच्या वयाइतके भरपाई वृक्षारोपण करणेची अट असुन सदर परिपत्रकात, पाडण्यात येणाऱ्या वृक्षांचा अंदाजित केलेल्या वयाइतक्या वृक्षांच्या संख्ये एवढे वृक्ष लावणे बंधनकारक व अशा प्रकारे लागवड करताना किमान ६ फुट उंचीची रोपे लावण्यात यावीत. असा स्पष्ट उल्लेख असल्याकारणाने आपण सदर १० झाडांचे वय अंदाजे १७७ वर्षे इतके धरुन आपण ०१ गुलमोहर, ०१ कडुलिंब, ०१ उंबर, ०१ भेंडी, ०५ करंज व ०१ सावर अशी एकुण १० झाडे तोडण्यापोटी १७७ झाडे लावावीत.

सदरची परवानगी देण्याआधी आपण सर्व प्रथम तोडण्यात येणाऱ्या प्रत्येक झाडापोटी नवीन झाडे लावणेकामी उपलब्ध जागेचा नावासहित स्पष्ट उल्लेख करुन स्थळ दर्शक नकाशा सादर करावा व त्या ठिकाणी ०१ झाड तोडण्याच्या बदल्यात त्याच्या वया इतके नवीन झाडे लावणे म्हणजे ०१ गुलमोहर, ०१ कडुलिंब, ०१ उंबर, ०१ भेंडी, ०५ करंज व ०१ सावर अशी एकुण १० झाडे तोडण्यापोटी १७७ नवीन झाडे लावून त्याचे सात वर्ष जतन व संवर्धन करणेचे आहे व त्याचा स्थितीदर्शक त्रिमाही अहवाल सात वर्षे महानगरपालिकेस सादर करावयाचा आहे. तोडण्यात येणाऱ्या जातीचे झाडे लावणे किंवा स्थानिक जातीचे झाडे लावून त्याचा स्थिती दर्शक त्रीमाही अहवाल सात वर्षे महानगरपालिकेस सादर करावयाचा आहे.

सबब, ०१ झाड तोडण्याच्या बदल्यात त्याच्या वया इतके नवीन झाडे लावणेकामीची सुरक्षा अनामत रक्कम रु. १०,०००/- प्रमाणे ०१ गुलमोहर, ०१ कडुलिंब, ०१ उंबर, ०१ भेंडी, ०५ करंज व ०१ सावर अशी एकुण १० झाडे तोडण्याच्या बदल्यात १७७ नवीन झाडे लावावयाची सुरक्षा अनामत रक्कम परतावा रु.१,००,०००/- मात्र शुल्क सात वर्षा करिता महानगरपालिकेकडे जमा करावे. तसेच नवीन १७७ झाडे लावल्याचा स्थळदर्शक नकाशा व छायाचित्रे सादर करावे. तद्नंतर पनवेल महानगरपालिके मार्फत सदर ०१ गुलमोहर, ०१ कडुलिंब, ०१ उंबर, ०१ भेंडी, ०५ करंज व ०१ सावर अशी एकुण १० झाडे तोडण्याची परवानगी देण्यात येईल.

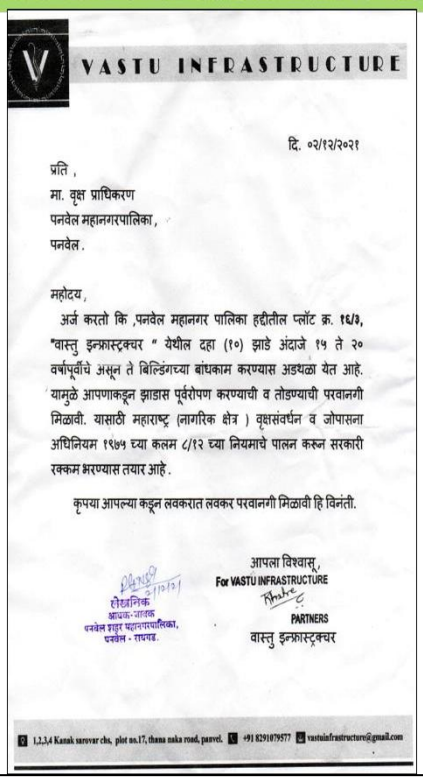
सदरची परवानगी घेणेकामी दिरंगाई केल्यास त्यास आपण जबाबदार राहाल तसेच परवानगी न घेता झाडे तोडल्यास आपणा विरुध्द योग्य ती कायदेशीर कार्यवाही/कारवाई करण्यात येईल, याची नोंद घ्यावी.

(मा. आयुक्त महोदय यांच्या मान्यतेने.)

PANVEL MUNICIPAL CORPORATION
पनवेल महानगरपालिका पनवेल - रायगड.
PANVEL - RAIGAD

(वंदना गुळवे)
सहा.आयुक्त
तथा
वृक्ष अधिकारी
पनवेल महानगरपालिका

TREE CUTTING AND TRANSPLANTATION APPLICATION



VASTU INFRASTRUCTURE

दि. ०२/१२/२०२१

प्रति ,
मा. वृक्ष प्राधिकरण
पनवेल महानगरपालिका ,
पनवेल .

महोदय ,

अर्ज करतो कि ,पनवेल महानगर पालिका हद्दीतील प्लॉट क्र. १६/३, "वास्तु इन्फ्रास्ट्रक्चर " येथील दहा (१०) झाडे अंदाजे १५ ते २० वर्षापूर्वीचे असून ते बिल्डिंगच्या बांधकाम करण्यास अडथळा येत आहे. यामुळे आपणाकडून झाडास पूर्वरोपण करण्याची व तोडण्याची परवानगी मिळावी. यासाठी महाराष्ट्र (नागरिक क्षेत्र) वृक्षसंवर्धन व जोपासना अधिनियम १९७५ च्या कलम ८/१२ च्या नियमाचे पालन करून सरकारी रक्कम भरण्यास तयार आहे .

कृपया आपल्या कडून लवकरात लवकर परवानगी मिळावी हि विनंती.

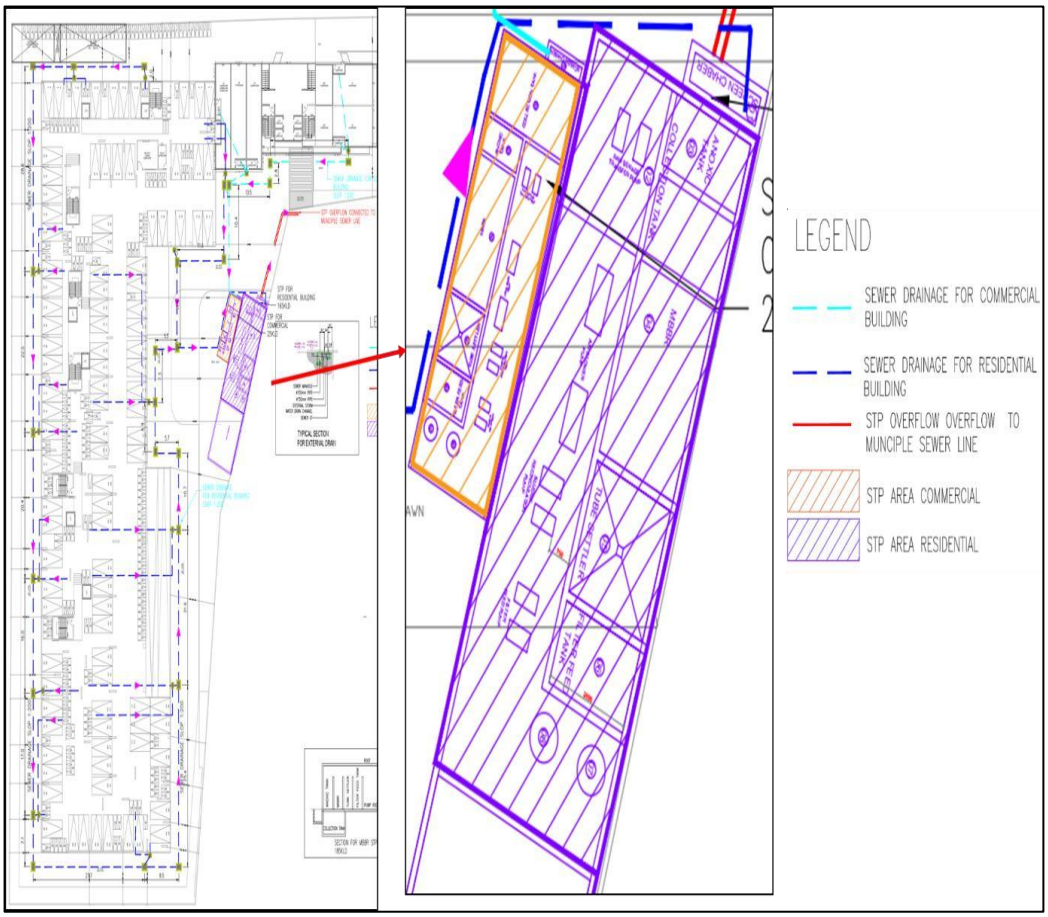
आपला विश्वासू,
For VASTU INFRASTRUCTURE
PARTNERS
वास्तु इन्फ्रास्ट्रक्चर

लेखनिक
आवक-जावक
पनवेल शहर महानगरपालिका,
पनवेल - रायगड.

1,2,3,4 Kanak sarovar chs, plot no.17, thana naka road, panvel. +91 8291079577 vastuinfrastructure@gmail.com

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

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



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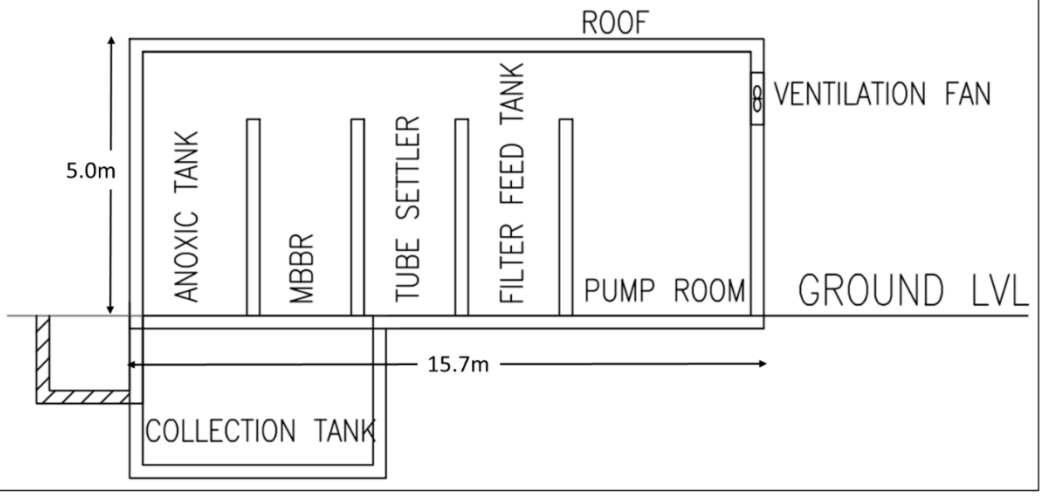
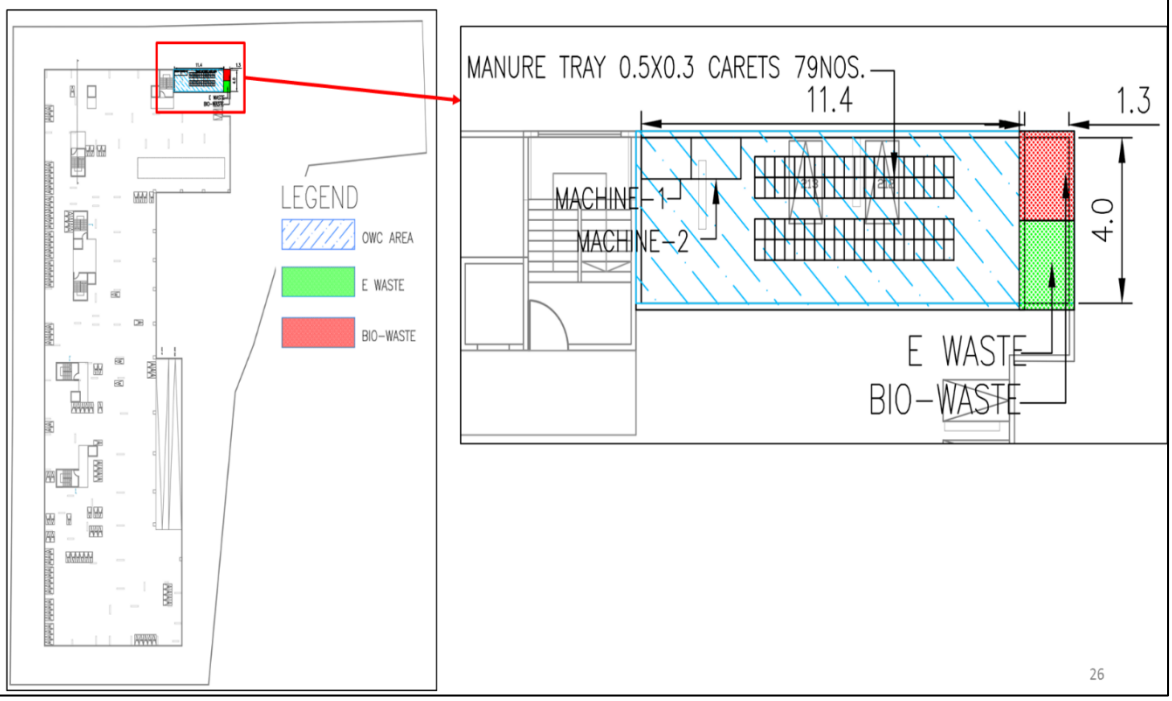
STP CROSS SECTION



Compliance point no. 4: PP to submit revised OWC layout with capacity.
Compliance: Revised OWC layout and rack capacity is given below.



26

Contd...

OWC DETAILS

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
Total		435.18	290.12	725.3

OWC Rack capacity

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

27

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 Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Residential cum commercial development at plot no. 16/3, Panvel, Raigad, 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.

Date: 15/04/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/237251/2021
Environment & Climate
Change Department
Room No. 217, 2nd 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 165th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 240th (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	**Residential building (A, B, C, D wings):** Ground + First (Podium)+ 2nd to 13th Floor **Commercial building:** Ground+1st to 9th Floor
8.	No. of Tenements & Shops	Residential: 224 nos. Commercial: 59 nos.
9.	Total Population	Residential: 1212 nos. Commercial: 533nos.

<table>
<tr><td>10.</td><td>Total Water Requirement CMD</td><td>Source: Panvel Municipal Corporation/Recycled water from STP
<table>
<tr><td>Use</td><td>Residential</td><td>Commercial</td><td>Total</td></tr>
<tr><td>Domestic (KLD)</td><td>110</td><td>12</td><td>122</td></tr>
<tr><td>Flushing (KLD)</td><td>55</td><td>10</td><td>65</td></tr>
<tr><td>Gardening (KLD)</td><td>9</td><td>0</td><td>9</td></tr>
<tr><td>Swimming pool</td><td>10</td><td>0</td><td>10</td></tr>
<tr><td>Total</td><td>184</td><td>22</td><td>206</td></tr>
</table></td></tr>
<tr><td>11.</td><td>Sewage Generation CMD</td><td>Residential: 149 KLD
Commercial: 20 KLD
Total: 169 KLD</td></tr>
<tr><td>12.</td><td>STP Capacity & Technology</td><td>Residential: 164 CMD
Commercial: 22 CMD
Technology: MBBR</td></tr>
<tr><td>13.</td><td>STP Location</td><td>Above ground</td></tr>
<tr><td>14.</td><td>Total Solid Waste Quantities with Capacity of OWC to be installed</td><td>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.
Excavation Waste: Approximately 12,500 m^3 excavation waste will be generated which will be utilized for backfilling & levelling the plot
Municipal waste:
Residential: 566.05 kg/day
Commercial: 159.25 kg/day
Total: 725.3 kg/day</td></tr>
<tr><td>15.</td><td>R.G. Area in sq.m</td><td>RG Required: Not required
RG provided on mother earth: 319.374
RG on podium: 1103.319
Total: 1422.693</td></tr>
<tr><td>16.</td><td>Power requirement</td><td>Source: MSEDCL
Connected load
Residential: 3064 KW Commercial: 1104 KW
Demand load
Residential: 1193 KW Commercial: 641 KW</td></tr>
<tr><td>17.</td><td>Energy Efficiency</td><td>Total: 17.66%
Solar: 5%</td></tr>
<tr><td>18.</td><td>D.G. set capacity</td><td>1 No of 400 KVA & 1 No of 200 KVA</td></tr>
<tr><td>19.</td><td>Parking 4W & 2W</td><td>Two-wheeler: 145 nos.
Four-wheeler: 260 nos.</td></tr>
<tr><td>20.</td><td>Rain water harvesting</td><td>Residential RWH tank capacity: 109 cum
Commercial RWH tank capacity: 10 cum</td></tr>
</table>

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

3. Proposal is a new construction projectThe proposal has been considered by SEIAA in its 240th (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 Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

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

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

B) Operation phase:-

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

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % 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. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent

has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

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

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

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

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

Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA) 15/4/2022

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

CTE LETTER

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: http://mpcb.gov.in
Email: 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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.95.5 Cr. (As per undertaking submitted by pp).**
3. **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**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	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 biodigestor 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/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration 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:-**

   a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

   b) The toilet shall be provided with exhaust system connected to chimney through ducting.

   c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

   d) 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

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

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

HORIZON SERVICES
Analytical Laboratory

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.
• Tel.: 020 - 25460202, 25460203, 25460023, 25460033. • Email : kmn@hespl.co.in / md@hespl.co.in • www.hespl.co.in

AMBIENT AIR QUALITY MONITORING ANALYSIS REPORT

CLIENT'S NAME & ADDRESS	REPORT NO	HALPL/LAB/AA/2129A/1
Project Name: Proposed Residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure	**DATED**	02/03/2026
	LAB REFERENCE NO	HALPL/LAB/AA/BE-0964
	DATE OF SAMPLING	23&24/02/2026
	DATE OF ANALYSIS	25-28/02/2026

RESULTS

SR. NO.	DESCRIPTION	UNIT	RESULT	NAAQS LIMITS	TEST METHOD REFERENCE
01	Date Of Sampling	DD/MM/YY	23&24/02/2026		
02	Test Location		AQ-1 Centre of project (Lat.& long.) 18°59'43.55"N 73° 6'23.18"E		
03	Time Of Sampling (00.00)	Hrs.	12:30		
04	Ambient Temperature (Max/Min)	Deg C	34/25		
05	Relative Humidity	% RH	54		
06	Sampling Duration	Hrs.	24		
07	Respirable Suspended Particulate Matter (PM_{10})	$\mu g/m^3$	**110.74**	≤100	IS 5182 (Part 23)
08	Fine Particulate Matter ($PM_{2.5}$)	$\mu g/m^3$	59.37	≤60	IS 5182 (Part 24)
09	Sulphur Dioxide as SO_2	$\mu g/m^3$	12.10	≤80	IS 5182 (Part 2): Sec.1
10	Nitrogen Dioxide as NO_2	$\mu g/m^3$	22.80	≤80	IS 5182 (Part 6)
11	Carbon monoxide as CO (1 hour)	mg/m^3	0.429	≤4.0	IS 5182 (Part 10)

REMARK/OBSERVATIONS:
NAAQS–National Ambient Air Quality Standards.
Monitoring results are within limits prescribed by NAAQS.
PM10 levels are not within limits prescribed by NAAQS

For **HORIZON SERVICES**

MKNargolkar

MANISHA NARGOLKAR
(Lab Incharge)

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

HORIZON SERVICES
Analytical Laboratory

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AMBIENT NOISE MONITORING REPORT

CLIENT'S NAME & ADDRESS	REPORT NO.	HALPL/LAB/AA/2129A/2
Project Name: Proposed Residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure	**DATED**	02/03/2026
	LAB REFERENCE NO	HALPL/LAB/AA/BE-0964
	DATE OF SAMPLING	23&24/02/2026

RESULTS

SR. NO.	TEST LOCATION	UNIT	Day Time			Night Time		
			L Max	L Min	Average	L Max	L Min	Average
01	NQ-1 Centre of project (Lat.& long.) 18°59'43.26"N 73° 6'23.07"E	dB(A)	70.8	61.6	64.2	61.5	55.2	57.8

REMARK/OBSERVATIONS:

LIMITS – Refer Noise Annexure Enclosed

For **HORIZON SERVICES**

MKNargolkar

MANISHA NARGOLKAR
(Lab Incharge)

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

HORIZON SERVICES Analytical Laboratory

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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

HALPL/LAB/NABL/F/7.8.2.1

CLIENT'S NAME & ADDRESS		
Project Name - Proposed Residential cum commercial development at plot no. 16/3, Panvel, Raigad, Maharashtra by M/s. Vastu Infrastructure	**REPORT NO**	HALPL/LAB/WA/16168A
	REPORT DATE	02/03/2026
	LAB REFERENCE NO.	HALPL/LAB/WA/1491A
	SAMPLING DATE	23/02/2026
	SAMPLE RECEIPT DATE	24/02/2026
	START DATE OF ANALYSIS	24/02/2026
	END DATE OF ANALYSIS	02/03/2026

DETAILS OF SAMPLE	SAMPLE COLLECTED BY	NATURE	LOCATION
Soil Sample	The Client	----	SQ-1- At Project site 18°59'43.00"N 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	---	8.00	< 8.5	IS 2720 (Part 26)
02	Colour	---	Brown	Not Specified	SOP NO: HALPL/ NABL/ SOIL/11
03	Texture	---	Sandy loam	Not Specified	SOP NO: HALPL/ NABL/ SOIL/19
04	Particle Size Distribution				
04a	Sand	%	30.00	Not Specified	Ministry of Agriculture 2011
04b	Slit	%	20.00	Not Specified	Ministry of Agriculture 2011
04c	Clay	%	50.00	Not Specified	Ministry of Agriculture 2011
05	Electric Conductance @ 25 °C	mS/cm	0.58	0.15 – 0.65	IS 14767
06	Total Organic Matter	%	0.62	0.5 – 0.75	IS 2720 (Part 22)
07	Bulk Density	g/cc	1.14	Not Specified	IS 2720 (Part 29)
08	Porosity	%	38.00	Not Specified	Ministry of Agriculture 2011
09	Sodium Adsorption Ratio	---	14.10	10-18	SOP NO: HALPL/ NABL/ SOIL/18
10	Available Nitrogen	kg/ha	340.00	280 - 560	SOP NO: HALPL/ NABL/ SOIL/03
11	Available Potassium as K	Kg/ha	102.00	Not Specified	SOP NO: HALPL/ NABL/ SOIL/05
12	Sodium as Na	%	0.022	Not Specified	IS 9497

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13	Calcium as Ca	mg/kg	288.00	< 400.00	SOP NO: HALPL/ NABL/ SOIL/07
14	Exchangeable Magnesium as Mg	mg/kg	194.00	< 240.00	SOP NO: HALPL/ NABL/ SOIL/13
15	Available Phosphorus as P	kg/ha	12.70	10- 24.60	SOP NO: HALPL/ NABL/ SOIL/04
16	Cation Exchange Capacity as CEC	meq/100gm	130.00	Not Specified	SOP NO: HALPL/ NABL/ SOIL/09

For **HORIZON SERVICES**

MANISHA NARGOLKAR
(Lab Incharge)

****End of Report ****