

From: **sheth Developers** <shethdevelopers.pmr@gmail.com>

Date: Tue, Jul 23, 2024 at 10:52 AM

Subject: Submission of PMR reports for the period of October 2023 to March 2024_M/s. Lohitka Properties LLP of project "Montana"

To: <ecompliance-mh@gov.in>, <seiaa.mah@gmail.com>, <romumbai@mpcb.gov.in>

Respected Sir,

With reference to the above subject, we are submitting the current status of work, monitoring reports, data sheet and point-wise compliance status to various stipulations laid down by SEIAA, Govt. of Maharashtra in its Environmental clearance Submission for Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, Road 'T' ward, Mulund (W), Mumbai, in 'T ward' (E.S). by M/s. Lohitka Properties Pvt. Ltd. (Montana).

EC letter No.SEIAA-EC-0000002192 dated - 04/12/2019

Thanks & Regards,

M/s. Lohitka Properties LLP

To,
The Additional Director(S).
Regional Office (WCZ),
Ministry of Environment and Forest and Climate Change,
Ground Floor, East Wing,
New Secretariat Building Civil Line,
Nagpur -440001.

Date: 1.06.2024

Sub : Submission of Six-monthly Compliance report for Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S).

Ref. No. : EC letter No. SEIAA-EC-0000002192 dtd. 04.12.2019.

Respected Sir/ Madam,

With reference to above subject, we are submitting the current status of construction work, data sheet, environmental monitoring report and point wise environmental compliance status laid down by the state level Environment Impact Assessment Authority in its clearance letter vide no. SEIAA-EC-0000002192 dated 4th December 2019 along with necessary enclosures.

This compliance report is submitted for the period from **October 2023 to March 2024.**

This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,
For **M/s. Lohitka Properties LLP**


Authorized Signatory

Encl :Part A: Current Status of Construction Work.
Part B: Poin wise compliance status. Datasheets Annexures

Copy to Regional Office, MPCB, Mumbai.Environment Department, Mantralaya, Mumbai

To,
Environment Department.
State Level Environmental Impact Assessment Authority (SEIAA),
Government of Maharashtra,
15th Floor, New Administrative Building,
Madam Cama Road, Mantralaya, Mumbai - 400032

Date: 1.06.2024

Sub : Submission of Six-monthly Compliance report for Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S).

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Yours Sincerely,
For **M/s. Lohitka Properties LLP**


Authorized Signatory

Encl : Part A: Current Status of Construction Work.
Part B: Point wise compliance status. Datasheets Annexures

Copy to Regional Office, MoEF Nagpur Regional Office, MPCB, Mumbai

To,
Regional Officer,
Maharashtra Pollution Control Board (MPCB),
3rd Floor, Kalpataru Point, Sion, Mumbai – 400022

Date: 1.06.2024

Sub : Submission of Six-monthly Compliance report for Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S).

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This compliance report is submitted for the period from **October 2023 to March 2024.**

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Yours Sincerely,
For **M/s. Lohitka Properties LLP**



Authorized Signatory

Encl :Part A: Current Status of Construction Work.
Part B: Point wise compliance status. Datasheets Annexures

Copy to Regional Office, MoEF Nagpur Department of Environment Mantralaya, Mumbai

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PART 'A'

CURRENT STATUS OF CONSTRUCTION WORK

Building No.	Wings	Configuration	Status
Building No. 7	Rosa A	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 39 th upper floors	Completed
	Rosa B	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 39 th upper floors	Completed
	Sierra C	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 39 th upper floors	Completed
Building No. 10	Giona A	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 43rd Floor slab completed, Internal & External finishing works in progress
	Giona B	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 43rd Floor slab completed, Internal & External finishing works in progress
	Bliss berg C	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 11 th Typical slab completed, 12 th Typical floor slab work in progress

PART 'B'
Point wise compliance status

Point wise compliance status to various stipulations laid down by the SEIAA in its clearance letter SEIAA-EC-0000002192 dated 04.12.2019 are as follows.

Sr.No.	Specific Conditions:	
1.	As agreed by PP, the PP to provide suitable and adequate cut offs to all podiums so that the proposed STP will be minimum 40% open to sky. PP to upload design of same.	Condition is noted.
2.	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.	Not Applicable.
3.	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.	Condition is Noted.
4.	PP to ensure that CER plan gets approved from Municipal Commissioner.	Condition is noted and the plans have been submitted.
5.	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.	Condition is noted.
6.	SEIAA decided to grant EC for: FSI: 11,6093.35m ² , Non-FSI: 13,1546.73m ² and Total BUA: 2,47,640.08m ² (LOI no-CHE/ES/2119/T/337(New), Date-21.05.2018)	We have received sanction for Total BUA: 2,47,640.08 m ² (LOI no-CHE/ES/2119/T/337(New), Date-21.05.2018)
General Conditions: Construction Phase		
I.	E-waste shall be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Not Applicable.
II.	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	Noted.

	environmental norms.	
III.	This environmental clearance shall be issued subject to obtaining NOC from Forestry & Wildlife angle including clearance from the standing committee of the National Board for Wildlife as if applicable & this environment clearance does not necessarily implies that. Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Revised EC has been obtained from SEIAA, vide no. SEIAA-EC- 0000002192; dated: 04.12.2019 copy attached.
IV.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted and adhered.
V.	The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according to commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	Noted. Commencement Certificate from MCGM vide no. HE/ES/2119/T/337(NEW)/FCC/1/Amend; dated 27.11.2018, copy attached.
VI.	If applicable Consent for Establishment" Shall be obtained from Maharashtra pollution control Board under air and water Act. And a copy shall be submitted to the Environment department before start of any construction work at the site.	Noted. Consent to Establish has been obtained from MPCB; vide no. Format1.0/CAC-CELL/UAN no. 0000056167/CE/CAC-1909000332 dated: 13.9.2019 Expansion of Consent to Establish has been obtained from MPCB; vide no. Consent to Establish has been obtained from MPCB; vide no. Format1.0/CAC-CELL/UAN no. 0000056167/CE/CAC-1909000332 dated: 13.9.2019 dated: 17.04.2022 Consent to Operate (Part I) has been obtained from MPCB; vide no. Format1.0/CC/UAN no. 0000114197/CO/2110000426 dated: 08.10.2019 Consent to Operate (Part II) has been obtained from MPCB; vide no. Format1.0/CC/UAN No.0000146637/CO/2212000913 dated: 13.12.2023

VII.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Noted.
VIII.	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.	During construction phase Drinking water for construction workers shall be sourced from MCGM. Sanitation facilities have been provided to construction workers at sites. Temporary Toilets are constructed for construction workers, and they are connected to existing sewer line. Solid waste generated shall be segregated by provision of providing separate bins of Biodegradable and Non-biodegradable waste. Construction waste also will be segregated shall be handed over to Authorized vendor.
IX.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to approved sites for land filling after recovering recyclable material.	Noted. Dry Waste: Dry waste would be further segregated into recyclable and non-recyclable, and it will be handed over to authorized vendors. Wet Waste: Wet Garbage will be treated in Mechanical Composting unit with the help of an 'Organic Converter (OWC) and the compost generated would be used as manure for Gardening purposes and excess would be sold to authorized vendors.
X.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	The muck generated during construction phase shall be disposed of through municipal authorities in accordance with construction and demolition waste management rules, 2016.
XI.	Arrangement shall be made that wastewater and storm water do not get mixed.	Before initiating construction activity on site internal storm water drain of adequate capacity shall be constructed on site which shall be connected to external storm water drain of municipal corporation. This shall prevent mixing of storm water and wastewater.
XII.	All the topsoil excavated during construction activities should be stored for use in	Noted.

	horticulture/landscape development within the project site	
XIII.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted.
XIV.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	An area of 21,470.61 m ² has been dedicated for the development of a green belt.
XV.	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.	Proposed project site has proper pipeline connections of domestic water. Adequate soil sample are taken from site and the analysis report. There are no industrial or hazardous activities carried out on site therefore threat of contamination of ground water and soil due to leaching of heavy metals and other toxic contaminants is negligible.
XVI.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	Noted.
XVII.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Not Applicable.
XVIII.	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.	Electricity supply will be provided by MSEDCL. Project Proponent shall procure construction meter during construction phase for electricity supply. Diesel generator sets shall not be used during construction phase
XIX.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	No diesel storage shall be there as there shall be no use of any DG sets during construction phase.
XX.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The vehicle hired for bringing construction material to the site shall be checked for pollution check certificate. Vehicles without pollution check certificate will not be allowed on site and all suppliers and vendors of the

		construction materials will be guided for the same.
XXI.	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	Noted. Ambient Air and Noise monitoring was carried out on the site and reports for the same are attached. During construction phase adequate measures shall be taken to maintain ambient air and noise quality within the prescribed limit of National Ambient Air Quality Monitoring Standards.
XXII.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August 2003. (The above condition is applicable only if the project site is located within the 100km of Thermal Power Stations).	Noted.
XXIII.	Ready mixed concrete must be used in building construction.	Noted.
XXIV.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Noted.
XXV.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Noted.
XXVI.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
XXVII.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	Noted.
XXVIII.	Permission to draw ground water and construction of basement if any shall be	There will be no drawing of ground water during construction phase.

	obtained from the competent Authority prior to construction/operation of the project.	
XXIX.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water	Noted. Dual Plumbing system is proposed in the project.
XXX.	Fixtures for showers, toiler flushing, and drinking should be low flow either by use of aerators or pressure reducing devices or based control.	Noted. Low flow fixtures or sensors are used to promote water conservation.
XXXI.	Use of glass be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows	Noted.
XXXII.	Roof should meet Prescriptive requirement as per Energy Conservation building Code by using appropriate thermal insulation material to fulfill requirement.	Noted.
XXXIII.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar streetlights, common solar water heater system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Energy conservation measures will be taken into consideration by installing of LED lights, Solar Panels, Solar Water Heaters etc. during operational phase.
XXXIV.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG sets will not be used during Construction phase. DG sets will be used only during operational phase as source of backup power for elevators and common area illumination. DG Set capacity is 1200 KVA (600 KVA each). Provided 750 KVA DG set on site.
XXXV.	Noise should be controlled to ensure that it does not exceed the prescribed standards. During	Project site shall be barricaded using tin sheets of 3m height to mitigate noise

	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.	pollution from construction activity. There will be no noise during night-time as construction activity will be restricted during daytime only.
XXXVI.	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.	Entry/Exit to the proposed project is in such way that it won't lead to traffic congestion during construction phase. Parking for Construction vehicle and vehicles of construction workers and staff would be fully internalized. No public parking and public spaces will be used for parking.
XXXVII.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air- conditioner spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	Noted.
XXXVIII.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Noted.
XXXIX.	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.	Noted. PP shall appoint an environment officer on site who will implement, monitor and supervise Environment Management Plan On the site.
XL.	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.
XLI.	Six monthly monitoring reports should be submitted to the Regional Office of MoEF, Bhopal, with copy of this department and MPCB	Noted. The reports are submitted regularly on a six-month basis.
XLII.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building. 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	Consent to Operate (Part I) has been obtained from MPCB; vide no. Format1.0/CC/UAN no. 0000114197/CO/2110000426 dated: 08.10.2019 Consent to Operate (Part II) has been obtained from MPCB; vide no. Format1.0/CC/UAN No.0000146637/CO/2212000913 dated: 13.12.2023

	including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	
XLIII.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in existing premise for gardening and no wet garbage will be disposed outside the premises. Local authority should ensure this.	Noted.
XLIV.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Noted.
XLV.	A complete set of all the documents submitted to Department should be forwarded to the Local Authority and MPCB.	Noted.
XLVI.	In the case of any change (s) in the scope of the project, the project would require a fresh appraisal by this Department.	Noted.
XLVII.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted.
XLVIII.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Noted.
XLIX.	The Project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded Environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at http://ec.maharashtra.gov.in .	Noted. Navshakti Newspaper, page 8, dated: 07.12.2019. The Free Press Journal, Pg 16, dated: 07.12.2019.
L.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and	Noted.

	conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	
LI.	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.	Noted.
LII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company by the public domain.	Noted.
LIII.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC condition 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	Noted.
LIV.	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 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.	Noted.
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	Noted.

	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.	The Environmental clearance is issued purely from an environment point of view without prejudice to any court case and all other applicable permission/NOCs shall be obtained before starting proposed work at site.	Noted.
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.	Noted.
7.	Validity of Environment Clearance: The Environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.	Agreed with this condition.
8.	The above stipulation 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) Rule, 1989 and its amendment, the public Liability Insurance Act, 1991 and its amendments.	Noted.
9.	Any appeal against this Environment Clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative building, 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	Noted.

PART 'C'
ENCLOSURE-I

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

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

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/Other (specify).	Proposed Expansion of residential Building
2.	Name of the project	proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, Road 'T' ward, Mulund (W), Mumbai, in 'T ward' (E.S)
3.	Clearance letter (s) / OM/ no and date:	Revised Clearance from SEIAA vide letter no: SEIAA-EC-0000002192 Date: 4 th December, 2019. Environmental Clearance Letter No. Dy.Ch.E/9113/BPES dated: 8 th December 2017.
4.	Location	At CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, Road 'T' ward, Mulund (W), Mumbai.
a.	District (s)	Mumbai Suburban
b.	State (s)	Maharashtra
c.	Latitude / Longitude	19°10'14.12" N 72°56'11.22"E

5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Satish Thaikattil Behind Vasant Oscar, Montana, Village Nahur at L.B.S. Marg, Mulund (West), Mumbai, Maharashtra. Pin-400080 Tel: - 022-25909990/25900904
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Jeetendra Satpute Behind Vasant Osacr, Montana, Village Nahur at L.B.S. Marg, Mulund (West), Mumbai, Maharashtra. Pin-400080. Tel: - 022- 25909990/25900904
6.	Salient features:	
a.	of the project	Total Plot Area: 59,276.00 Sq.m. Deductions: 2,216.94 Sq.m. Net plot area: 57,059.06 Sq.m. Total FSI area: 1,64,759.67 Sq.m. Non FSI area: 1,36,108.05 Sq.m. Total construction area: 3,00,867.72 Sq.m.
b.	of the environmental management plans	<ol style="list-style-type: none"> <u>Sewage Treatment Plant:</u> 2 No. of Sewage Treatment Plant's with 325 KLD each, total capacity of 650 KLD for treating the wastewater. We have provided 1 no. of STP on site with capacity 325KLD. <u>Rain water harvesting:</u> We have proposed two rain water harvesting tanks of total capacity 170 KLD. (Raw & Treated rainwater tank having 2 days storage capacity) <u>Solid Waste Management:</u> <ul style="list-style-type: none"> Dry waste: will be handed over to Authorized vendor. Wet waste: Will be treated in OWC. STP Sludge (Dry sludge): Will be used as manure for gardening.

7.	Break Up of the project Area																				
a.	Submerge area: forest & non-forest	Non-Forest																			
b.	Others	<p>Total Plot Area: 59,276.00 Sq.m. Deductions: 2,216.94 Sq.m. Net plot area: 57,059.06 Sq.m. Total FSI area: 1,64,759.67 Sq.m. Non FSI area: 1,36,108.05 Sq.m. Total construction area: 3,00,867.72 Sq.m. Project details-</p> <table> <tr> <th>Building No.</th><th>Wing</th><th>Configuration</th><th>Height M)</th></tr> <tr> <td rowspan="3">Building No. 7</td><td>Rosa A</td><td>Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors</td><td>148.30M</td></tr> <tr> <td>Rosa B</td><td>Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors</td><td>148.30M</td></tr> <tr> <td>Sierra C</td><td>Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors</td><td>154.35M</td></tr> <tr> <td>Building No. 10</td><td>Giona A</td><td>Stilt+ 1st to 5th podium + 6th podium/E Deck floor + 1st to 43rd upper floors</td><td>RCC 32nd Floor work in Progress</td></tr> </table>		Building No.	Wing	Configuration	Height M)	Building No. 7	Rosa A	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors	148.30M	Rosa B	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors	148.30M	Sierra C	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors	154.35M	Building No. 10	Giona A	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 32 nd Floor work in Progress
Building No.	Wing	Configuration	Height M)																		
Building No. 7	Rosa A	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors	148.30M																		
	Rosa B	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors	148.30M																		
	Sierra C	Stilt + 1st to 5th podium + 6th Podium/E Deck Floor + 1st to 39th upper floors	154.35M																		
Building No. 10	Giona A	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 32 nd Floor work in Progress																		

			Giona B	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 32 nd Floor work in Progress	
			Bliss berg C	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 5 th Podium work in Progress	
8.	Break up of the project affected: Population with enumeration of those losing houses / dwelling units, only agriculture land only, dwelling units and agriculture land and landless laborers / artisan.	The project does not envisage acquisition of land and / or displacement.				
a.	SC, ST / Adivasis	Not Applicable				
b.	Others					
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey).	Not Applicable				
9.	Financial details					
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total project cost: Rs. 636.00 Cr.				
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: During Construction phase: 15.5 Lacs Operation Phase				

		Capital cost: 203.25 Lakh O &M Cost: 33 Lacs/annum
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	Under Process
d.	Whether (c) includes the cost of environmental management as shown in the above	Yes
e.	Actual expenditure incurred on the project so far	Rs. 175 Cr.
f.	Actual expenditure incurred on the environmental management plans so far	--
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	Not Applicable
c.	The status of compensatory afforestation, if any	Not Applicable
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads) , if any with quantitative information	Not Applicable
12.	Status of construction (Actual and / or planned)	Building No. 7 contains wing Rosa A, Rosa B & Sierra C Construction Completed. Constructed Area: 219499.93 Sq.m.

		Building No.	Wings	Configuration	Status
		Building No. 7	Rosa A	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 39 th upper floors	Completed
			Rosa B	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 39 th upper floors	Completed
			Sierra C	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 39 th upper floors	Completed
		Building No. 10	Giona A	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 43rd Floor slab completed, Internal & External finishing works in progress
			Giona B	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor + 1 st to 43 rd upper floors	RCC 43rd Floor slab completed, Internal & External finishing works in progress
			Bliss berg C	Stilt+ 1 st to 5 th podium + 6 th podium/E Deck floor +	RCC 11 th Typical slab completed, 12 th Typical

				1 st to 43 rd upper floors	floor slab work in progress
a.	Date of commencement	17.10.2016 Rosa (bldg. 7A-B) 30-01-2017 Sierra (bldg. 7C) 30-06-2017 Blisberg (Bldg. 10C) 31-12-2019			
b.	Date of completion (Tentative)	26 June 2027			
13.	Reasons for the delay if the project is yet to start	N.A			
14.	Dates of site visits.				
a.	The date on which the project was monitored by the regional office on previous occasions, if any.	Till date no site visit was done at site.			
b.	Date of site visit for this monitoring report	07.05.2024			
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	M/S. Lohitka Properties Pvt Ltd. Address: Lohitka Properties LLP, Ground & 3rd Floor, Infinity, Paranjpe Scheme, Subhash Road, Vile Parle (East)Mumbai-400057. Contact No.: 022-42602400/42933400			



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: December 4, 2019

To,
M/s. Lohitka Properties LLP
at C.T.S. NO. 514, 531(PT), 531/1 TO 14, 532A (PT) & 534 of Village Nahur, at L.B.S Road, Mulund (W), Mumbai in 'T' ward (E.S).

Subject: Environment Clearance for proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-II, Maharashtra in its 117th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 181st meetings.


2. It is noted that the proposal is considered by SEAC-II under screening category Category 'B' as per EIA Notification 2006.

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

1.Name of Project	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S)
2.Type of institution	Private
3.Name of Project Proponent	M/s. Lohitka Properties LLP
4.Name of Consultant	AQURA Enviro Projects Pvt. Ltd.
5.Type of project	Township Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environment Clearance Obtained from Municipal Corporation of Greater Mumbai (MCGM) Environment Cell vide letter no. Dy. Ch. E/9113/BPES/Dated: 08/12/2017.
8.Location of the project	C.T.S. NO. 514, 531(PT), 531/1 TO 14, 532A (PT) & 534 of Village Nahur, at L.B.S Road, Mulund (W), Mumbai in 'T' ward (E.S).
9.Taluka	Kurla
10.Village	Nahur
Correspondence Name:	Nayan Parulekar
Room Number:	--
Floor:	Ground Floor & 3rd Floor
Building Name:	Prius Infinity
Road/Street Name:	Subhash Road
Locality:	Vile Parle (East)
City:	Mumbai 400057
11.Whether in Corporation / Municipal / other area	Municipal Corporation of Greater Mumbai (MCGM)

SEIAA Meeting No: 181 Meeting Date: November 15, 2019 (
SEIAA-STATEMENT-0000001668)
SEIAA-MINUTES-0000002746
SEIAA-EC-0000002192

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Shri. Anil Diggikar (Member Secretary SEIAA)

12.IOD/IOA/Concession/Plan Approval Number	Received IOD for Bldg 7 A, B & C , C.C for Building No. 7 A & B wing - Stilt + 5 Podiums + 31st Floor, C.C for Building No. 7 C wing - Stilt + 5 Podiums + 1st Floor, Concession approval for 7 A,B,C and 10 A,B,C
	IOD/IOA/Concession/Plan Approval Number: CHE/ES/2119/T/337(NEW) Bldg no 7, wing A,B,C IOD -01/09/2016 C.C -11/03/2019 Bldg no 7A,B,C Amended plan date - 20/06/2018 & 11/03/2019 CHE/ES/2036/T/337(NEW) Bldg No.10 wing C: IOD -15/10/2016, CC -15/10/2016 , Concession approval for Bldg 7A,B,C and 10A,B,C -21.05.2018
	Approved Built-up Area: 164759.67
13.Note on the initiated work (If applicable)	Construction done on site as per earlier EC obtained; Construction area on site: 39,112.41 Sq. M. Building Configuration: Bldg 7A, B:Stilt + 5P+24 Floors Bldg 7C:Stilt + 3 Podium Parking Podium for Bldg 7 -A, B & C (outside the building line): Stilt+ 4 Podium
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	59276.00 Sq. M.
16.Deductions	2216.94 Sq. m (Set Back Area: 421 Sq. m + Encroachment Area: 1795.94 Sq. m)
17.Net Plot area	57059.06 Sq. M.
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): Total FSI Area = 164759.67Sq. m, FSI Area (for proposed buildings no. 7, 9 & 10) = 116093.35 Sq. M.
	Non FSI area (sq. m.): Total Non FSI Area = 136108.05 Sq. m, Non-FSI Area (for proposed buildings no. 7, 9 & 10) = 131546.73 Sq. M.
	Total BUA area (sq. m.): 300867.72
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): Total FSI Area = 164759.67Sq. M. FSI Area (for proposed buildings no. 7, 9 & 10) = 116093.35 Sq. M. FSI Area of Existing Buildings = 48666.32 Sq. M.
	Approved Non FSI area (sq. m.): Total Non FSI Area = 136108.05 Sq. m, Non FSI Area (for proposed buildings no. 7, 9 & 10) = 131546.73 Sq. M. Non FSI Area of Existing Buildings = 4561.32 Sq. M
	Date of Approval: 21-05-2018
19.Total ground coverage (m2)	21470.61 Sq. m
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	36.22%
21.Estimated cost of the project	6360000000



Government of

Maharashtra

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	MCGM
	Fresh water (CMD):	480
	Recycled water - Flushing (CMD):	257
	Recycled water - Gardening (CMD):	132
	Swimming pool make up (Cum):	842
	Total Water Requirement (CMD) :	738
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	200
	Excess treated water	189
Wet season:	Source of water	MCGM
	Fresh water (CMD):	480
	Recycled water - Flushing (CMD):	257
	Recycled water - Gardening (CMD):	00
	Swimming pool make up (Cum):	842
	Total Water Requirement (CMD) :	738
	Fire fighting - Underground water tank(CMD):	600
	Fire fighting - Overhead water tank(CMD):	200
	Excess treated water	321
Details of Swimming pool (If any)	Details of Swimming pool (If any): Main Pool Volume = 618.25 sq.mt x 1.2 m -741.90 Cum Capacity = 741.90 Cum Water Requirement = 740 Cum Make up Water Requirement = 74 Cum Kids Pool Volume = 113.88 sq.mt x 0.9 m -102.49Cum Capacity = 102.49 Cum Water Requirement = 102 Cum Make up Water Requirement = 10 Cum Filtration Plant Location: 5th Podium	

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		2.5 meters below ground						
	Size and no of RWH tank(s) and Quantity:		Size: Area: 58.83 Sq. m. Depth: 2.850 m., 2 RWH tank of 85 CMD each (Raw & treated Rain water tank)						
	Location of the RWH tank(s):		Below Ground						
	Quantity of recharge pits:		No						
	Size of recharge pits :		Not Applicable						
	Budgetary allocation (Capital cost) :		11.9 Lacs						
	Budgetary allocation (O & M cost) :		1.2 Lacs/Year						
	Details of UGT tanks if any :		Fire Fighting Tank: 600 CMD Domestic Water Tank: 480 CMD Flushing Water Tank:257 CMD Rain Water Harvesting Tank: 170 CMD						
26.Storm water drainage	Natural water drainage pattern:		SWD by Gravity & connected to south side						
	Quantity of storm water:		0.208 m3/Sec						
	Size of SWD:		Ranging from 450 - 600 mm wide storm water drain Channel, Slope 1:300						
27.Sewage and Waste water	Sewage generation in KLD:		642 KLD						
	STP technology:		Moving Bed Bio-Reactor (MBBR) Technology						
	Capacity of STP (CMD):		2 STPs of 325 KLD each; Total capacity: 650 KLD						
	Location & area of the STP:		Below Ground, Area: 553 Sq. M.						
	Budgetary allocation (Capital cost):		97.35 Lacs						
	Budgetary allocation (O & M cost):		9.8. Lacs/year						

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Debris & construction waste shall be generated. Recyclable waste will be generated like empty cement bags & cans, scrap metal etc.
	Disposal of the construction waste debris:	Recyclable waste like empty cement bags & empty paint cans shall be handed over to local vendors. Broken tiles shall be used for china mosaic of terrace. Scrap metals shall be sold to recyclers. Disposal of construction waste will be as per "Construction and Demolition waste management Rules 2016.
Waste generation in the operation Phase:	Dry waste:	1347 Kg/Day
	Wet waste:	898 Kg/Day
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	6.5 Kg/Day
	Others if any:	None
Mode of Disposal of waste:	Dry waste:	Dry waste would be further segregated into recyclable and non-recyclable & it will be handed over to authorize vendors.
	Wet waste:	Wet Garbage will be treated in Mechanical Composting Unit 'Organic Waste Converter' (OWC) and the compost generated would be used as manure for gardening purpose and excess would be sold to authorize vendors.
	Hazardous waste:	Not Applicable
	Biomedical waste (If applicable):	Not Applicable
	STP Sludge (Dry sludge):	Dry sludge would be used as manure for gardening purpose and excess would be sold to authorize vendors
	Others if any:	None
Area requirement:	Location(s):	Ground Level
	Area for the storage of waste & other material:	3 no. of OWC - 43 Sq. m each
	Area for machinery:	10 Sq. M. at each location
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	36 Lakhs
	O & M cost:	15 Lakhs/Year

Government of Maharashtra

29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



Government of Maharashtra

30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
Source of Fuel		Not applicable		
Mode of Transportation of fuel to site		Not applicable		

33.Energy		
Power requirement:	Source of power supply :	Maharashtra State Electricity Distribution Company Limited (MSEDCL)
	During Construction Phase: (Demand Load)	100 KW
	DG set as Power back-up during construction phase	None
	During Operation phase (Connected load):	9417.34 KW
	During Operation phase (Demand load):	3496.53 KW
	Transformer:	3 x 1000 kVA
	DG set as Power back-up during operation phase:	2 Nos. of 600 kVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	Yes

34.Energy saving by non-conventional method:	
Savings due to solar lighting: Providing 25% of street lighting/landscape lighting on solar Solar lighting for common areas	

36.Detail calculations & % of saving:		
Serial Number	Energy Conservation Measures	Saving %
1	Average Annual Energy Savings	24.74 %
2	Energy saved by renewable source of energy in % compare to total energy saved	3.22 %

37.Details of pollution control Systems		
Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	28 Lakhs
	O & M cost:	4 Lakhs/Year

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air Environment	Water for dust suppression, Tyre cleaning and Vehicle maintenance, Traffic Management (Sign Boards, Persons at entry exit and Parking area),	1.00
2	Socio-economic Environment	Site sanitation	1.0
3	Health & Safety	Disinfection at Site	0.5
4	Health & Safety	Health check-up of workers	1.00
5	Health & Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.), Safety Training to Workers (Twice in Year), Safety Officer, Safety Nets	5.00
6	Environment management	Environmental Monitoring	5.00
7	Drinking water	Potable Water Supply	2.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP network	2 STPsof 325 KLD each; Total capacity: 650 KLD	97.35	9.8
2	RWH System	2 RWH tank of 85 CMD each (Raw & treated Rain water tank) (2 days storage capacity)	11.9	1.2
3	Solid Waste Management	Treating 898 Kg/Day Wet waste in Organic Waste Converter & Curing System	36	15
4	Solar Panel Installation	Solar Street Lights, Landscaping Lights, ? Solar water Heater (one toilet for top 12 floor of each tower)	28	4
5	Landscaping	Tree & Shrubs Plantation on site	30	3

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

	CRZ/ RRZ clearance obtain, if any:	No
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Sanjay Gandhi National Park - Approx. 540 m
	Category as per schedule of EIA Notification sheet	Category 'B'
	Court cases pending if any	No
	Other Relevant Informations	None
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 181st meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	As agreed by PP, the PP to provide suitable and adequate cut offs to all podiums so that the proposed STP will be minimum 40% open to sky. PP to upload design of same.
II	The PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary if the project site falls within 10 Km radius from the said sanctuary boundary. The planning authority to ensure fulfilment of this condition before granting CC.
III	PP to submit CER prescribed by MoEF&CC circular dated 1.5.2018 relevant to the area and people around the project. The specific activities to be undertaken under CER to be carried out in consultation with Municipal Corporation or collector or Environment Department.
IV	PP to ensure that CER plan get approved from Municipal Commissioner/District Collector.
V	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.
VI	SEIAA decided to grant EC for -FSI: 116093.35 m2, Non-FSI:131546.73 m2 and Total BUA: 247640.08 m2 (LOI no-CHE/ES/2119/T/337(New), Date-21.05.2018)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
X	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .
L	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.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	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.
LIV	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.

Maharashtra

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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. 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.



Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE, CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER MUMBAI
10. MUNICIPAL COMMISSIONER NAVI MUMBAI
11. REGIONAL OFFICE MPCB MUMBAI
12. REGIONAL OFFICE MPCB NAVI MUMBAI
13. REGIONAL OFFICE MIDC ANDHERI
14. REGIONAL OFFICE MIDC KOPER KHAIRANE NAVI MUMBAI
15. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
16. COLLECTOR OFFICE MUMBAI
17. COLLECTOR OFFICE MUMBAI SUB-URBAN



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

No:- Format1.0/CAC-CELL/UAN No.0000056167/CE /CAC-1909000332

Date: 13/09/2019

To,
M/s Lohitka Properties LLP,
Plot bearing C.T.S Nos. 514, 531(pt) & 531/1 to 14, 532-A, 532-C & 534,
Village Nahur, Mulund (W), Mumbai.

Sub: Consent to Establish for construction of residential cum commercial project Under RED Category

Ref: 1. Environment Clearance accorded by MCGM vide No. Dy.Ch.E/9113/BPES dtd 12.08.2017

Your application No.MPCB-CONSENT-0000056167 Dated 21.09.2018

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / 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 to Establish is granted for a period upto commissioning of project or 5 years / or upto 31-12-2022 whichever is earlier.**
- The capital investment of the project is Rs.527 Crs. (As per C.A Certificate submitted by industry).**
- The Consent to Establish for construction of residential cum commercial project M/s Lohitka Properties LLP, plot bearing C.T.S No. 514, 531(pt) & 531/1 to 14, 532-A, 532-C & 534, Village Nahur, Mulund (W), Mumbai., Kurla, Mumbai Suburban. on Total Plot Area of 47033.46 SqMtrs. and Total construction BUA of 51863.02 Sq Mtrs. (including utilities and services as per Construction commencement certificate issued by local body)**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted	Standards to	Disposal
1.	Trade effluent	0	NA	NA
2.	Domestic effluent	239	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 utilized on land for gardening.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
0	NA	1	As per Schedule -II

- Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Construction waste	1 Brass/D	NA	disposed at authorized site
2	Biodegradable Waste from workers	490 Kg/Day	OWC followed by composting	Used as manure within premise
3	Non Biodegradable from workers	326 Kg/Day	NA	Handed over to MCGM
4	STP Sludge	1.2 Kg/Day	--	Used as manure within premise

- Conditions under Hazardous & Other Wastes (M & T M) Rules 2008 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
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 should seek clarification about validity of Environment Clearance from the Competent Authority.				
11	PP shall ensure compliances of all the permissions obtained including Environment Clearance.				
12	PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.				
13	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.				
14	PP shall install organic waste digester along with composting facility/bio-digester (biogas) with composting facility for the treatment of wet garbage.				
15	PP shall obtain NOC from MCGM for disposal of construction debris at specific site inspected and approved by Municipal Corporation.				
16	PP shall submit Bank Guarantee of Rs. 25 Lakhs towards compliance of Environment Clearance and Consent to Establish conditions.				
17	Consent shall be issued without prejudice to the order passed as may be passed by the Hon'ble Supreme Court of India in special leave petition Civil No. D23708/2017.				

For and on behalf of the
Maharashtra Pollution Control Board.

(E. Ravendiran IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1054000.00	7614657	21/09/2018	NEFT

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose

SCHEDULE-I
Terms & conditions for compliance of Water Pollution Control:

1)

A] As per your application, you have installed MBBR based Sewage Treatment Plants (STPs) of combined capacity **240 CMD having MBBR Technology.**

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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
(1)	BOD (3 days 27o C)	10
(2)	Suspended Solids	20
(3)	COD	50
(4)	Residual Chlorine	1ppm

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body. In no case, effluent shall find its way to any water body directly/indirectly at any time. Project proponent shall provide flow meter to ensure 60% recycling of treated sewage and shall maintain the record with data logging system. PP shall achieve the treated domestic effluent standard for the parameter BOD- 10 mg/lit. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.

- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	275.00
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 installed/provided the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
0	NA	NA	0	NA	0

* Above roof the building in which it is installed.

- 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.

Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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.



[Handwritten signature]

SCHEDULE-III
Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	15	Towards compliance of the Environmental Clearance & Consent to Establish conditions	31.12.2023	30.04.2024

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

BG Forfeiture History

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



[Handwritten signature]

SCHEDULE-IV

Conditions during construction phase

A	During construction phase, applicant shall provide temporary sewage disposal and MSW facility for staff and worker quarters.
B	During construction phase, the ambient air and noise quality should be closely monitored to achieve Ambient Air Quality Standards and Noise by the project proponent through MoEF approved laboratory.
C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime 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) Applicant should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Applicant should make efforts to bring down noise level due to DG set, outside their premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with 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.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000122664/CE/2204000920

Date: 17/04/2022

To,
M/s. LOHITKA PROPERTIES LLP,
Residential Building No. 7 on plot Bearing
CTS. No. 514, 531(pt), 531/1 to 14, 532A
(pt) and 534 of Village Nahur, at L.B.S
Road, 'T' ward, Mulund (W), Mumbai.



Your Service is Our Duty

Sub: Consent to Establish with Expansion for Residential Building Construction Project

- Ref:**
1. Application submitted by SRO-Mumbai-IV
 2. Earlier consent having Consent No-format 1.0/CAC-Cell/UAN No.0000056167/CE/CAC-1909000332, Dtd-13.09.2019.
 3. Minutes of 20th CC Meeting dtd-17.03.2022.

Your application NO. MPCB-CONSENT-0000122664

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

1. **Commissioning of the project or co terminus with the validity of EC dtd-04.12.2019.**
2. **The capital investment of the project is Rs.636 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish (expansion) is valid for Residential Building Construction Project named as M/s. LOHITKA PROPERTIES LLP, Residential Building No. 7 on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai. Suburban on Total Plot Area of 59276.00 Sq.Mtrs for construction BUA of 247640.08 Sq.Mtrs as per EC granted dated-04.12.2019 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd-13.09.2019	47033.46	51863.02
2	Environmental Clearance issued dtd-04.12.2019	59276.00	247640.08

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	408	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-600 KVA	1	As per Schedule -II
S-2	DG Set-600 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	1347 Kg/Day	segregation	Handed over to Local authorized dealer
2	WET WASTE	898 Kg/Day	OWC	Use as manure
3	STP SLUDGE	6.5 Kg/Day	MANUARE	Manure generated shall be used for Landscaping

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					

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 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.
- PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and consent to establish condition.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- 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.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.

16. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
17. The Project proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of CtoE
18. This consent issued with overriding effect to earlier issued consent to establish having UAN-56167 granted on 13.09.2019
19. The Project Proponent shall comply with the Environmental Clearance obtained dtd-13.09.2019 for construction project having total plot area of 59276.00 Sq.Mtrs and total construction BUA of 247640.08 Sq.Mtrs per specific condition of EC.



Ashok Shingare

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85eb79bd
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9817daf0
1b4c52ca

Signed by: **Ashok Shingare**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2022-04-17 12:28:18 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1272000.00	MPCB-DR-8304	15/11/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtained the B.G. of Rs.25.0 towards compliance of E.C. and consent conditions
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR Technology (275 KLD & 325 KLD) based Sewage Treatment Plants (STPs) of combined capacity **650 CMD for treatment of domestic effluent of 408 CMD.**
B] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	480.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set	Acoustic Enclosure	1.50	HSD 280 Kg/Hr	1	SO ₂	134.4 Kg/Day
S-2	DG Set	Acoustic Enclosure	1.50			SO ₂	134.4 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
 - 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	Consent to Establish	25.0 Lakhs	Within 15 Days	Towards compliance of Environmental Clearance and Consent condition	Upto Commissioning of the project	COU or Five Years

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.

- g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
- h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.





Maharashtra Pollution Control Board

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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/CC/UAN No.0000114197/CO 2110000426

Date: 08/10/21

To,
LOHITKA PROPERTIES LLP
Residential Building No. 7 on plot Bearing
CTS. No. 514, 531(pt), 531/1 to 14, 532A
(pt) and 534 of Village Nahur, at L.B.S
Road, 'T' ward, Mulund (W),



Your Service is Our Duty

Sub: Consent to Operate(1st part) for residential construction project in Red Category

- Ref:**
1. Consent to establish granted vide No Format1.0/CAC Cell/UAN No 0000056167/CE/CAC-1909000332 dtd 13.09.2019
 2. Minutes of 7th Consent Committee Meeting held on 03.09.2021 & 09.09.2021

Your application NO. MPCB-CONSENT-0000114197

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for period upto 31/08/2022
2. The capital investment of the project is Rs.175 Cr. (As per C.A Certificate submitted by industry).
3. The Consent to Operate (1st part) is valid for residential construction project named as M/s LOHITKA PROPERTIES LLP, Residential Building No. 7 on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai on Total Plot Area of 59276.0 SqMtrs for part construction BUA of 47351.15 SqMtrs out of Total Construction BUA of 247640.08 SqMtrs as per specific condition of EC granted dated 04.12.2019 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	126.65	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



Maharashtra Pollution Control Board

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG set-750 KVA	01	As per Schedule -II
S-2	DG set-750 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	331 Kg/Day	SEGREGATION	Hand Over to Local Body
2	WET WASTE	221 Kg/Day	OWC and composting	As Manure
3	STP Sludge	12 Kg/Day	Dewatering	As Manure

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
1	5.1 Used or spent oil	100	Ltr/A Reprocessing	To Authorized Reprocessor

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate Organic waste digester with composting facility or biodigester with composting facility effectively
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000002192 dtd 04.12.2019 for construction project having total plot area of 59276.0 Sqm and total construction BUA of 247640.08 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	350000.00	MPCB-DR-6093	22/05/2021	RTGS

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



Maharashtra Pollution Control Board

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SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant (STP) with design capacity of 275 CMD based on MBBR
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	149.00
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.



Maharashtra Pollution Control Board

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SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1	DG set-750 KVA	Acoustic Enclosure	5.5	HSD	116 Ltr/Hr
S-2	DG set-750 KVA	Acoustic Enclosure	5.5	HSD	116 Ltr/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C 2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Operate(1st Part)	Rs 10 Lakhs	15 Days	Operation & Maintenance of Pollution Control Systems	Continuous	31.12.2022



Maharashtra Pollution Control Board

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Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
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** 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

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.



Maharashtra Pollution Control Board

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- 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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

For and on behalf of the
Maharashtra Pollution Control Board.




(Ashok Shingare IAS),
Member Secretary

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000146637/CO/2212000913

Date: 13/12/2022

To,
M/s. LOHITKA PROPERTIES LLP,
Residential Building No. 7 on plot Bearing
CTS. No. 514, 531(pt), 531/1 to 14, 532A
(pt) and 534 of Village Nahur, at L.B.S
Road, 'T' ward, Mulund (W), Mumbai.



Your Service is Our Duty

Sub: Consent to 1st operate (Part-II) with Renewal of consent (Part-I) for Residential Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-IV
 2. Minutes of 22nd CC meeting dtd-26.11.2022.

Your application NO. MPCB-CONSENT-0000146637

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Consent to 1st operate (Part-II) with Renewal of consent (Part-I) is valid upto 31.08.2023.**
2. **The capital investment of the project is Rs.262.00 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to 1st operate (Part-II) with Renewal of consent (Part-I) is valid for Residential Construction Project named as M/s. LOHITKA PROPERTIES LLP, Residential Building No. 7 on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai. Total Plot Area of 59276.00 Sq.Mtrs for construction BUA-84044.30 Sq.Mtrs (1st Operate for 36693.15 Sq.Mtrs Part-II & Renewal of Consent (Part-II) for BUA- 47351.15 Sq.Mtrs) out of total BUA- 247640.08 Sq.Mtrs, as per EC dtd. 04.12.2019 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd. 13.09.2019	47033.46	51863.02
2	Consent to Establish with Expansion-dtd. 17.04.2022	59276.00	247640.08
3	Consent to operate (1st Part) dtd. 08.10.2021	59276.00	47351.15
4	Environmental Clearance dtd. 04.12.2019	59276.00	247640.08

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	480	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 to S-2	DG Set- 600 KVA	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	1365 Kg/Day	segregation at Source	Handed over to aurhoirzed vndor
2	Wet Waste	910 Kg/Day	OWC	used as manure

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					

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- PP shall submit/extend the BG of Rs. 10 lakhs towards O&M of STP, OWC and compliance of conditions stipulated in EC and Consent to Operate.
- 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.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The Project proponent shall submit/extend B.G. of Rs.2.0 lakhs Board Resolution.

16. The Project Proponent shall comply with the Environmental Clearance obtained dtd-04.12.201 for construction project having total BUA 59276.00 Sq.mtrs & total construction area of 247640.08 Sq.mtrs. as per specific condition of EC.
17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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Signed by: **Dr. Y.B.Sontakke**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2022-12-13 18:34:05 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	TXN2208002471	23/08/2022	Online Payment
2	350000.00	TXN2210001054	12/10/2022	Online Payment

Copy to:

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
- They are directed to ensure the compliance of the consent conditions.
They are directed to extend the B.G. of Rs.10.0 Lakhs towards compliance of
- consent condition & E.C.Conditions & B.G. of Rs.2.0 Lakhs towards Board's resolution.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **600 CMD for treatment of domestic effluent of 480 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	224.00
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 provided the Air pollution control (APC) system and erected 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 to S-2	DG Set-600 KVA	Acoustic Enclosure	6.00	HSD 182 Ltr/Hr	1	SO ₂	87.36 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement 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	Renewal of Consent	10 Lakhs	Extend the existing	Towards compliance of consent condition	31.08.2024	31.12.2024
2	Renewal of Consent	2.0 Lakhs	extend the Existing	Towards submission of Board's resolution	31.08.2024	31.12.2024

** 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

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 make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.





TEST REPORT

Report No:	EHSM/2024/May/R-138	Issue Date	15/05/2024
Name and Address of Customer	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) by Lohitka Properties LLP		
Project Name	Residential project - Montana		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	07/05/2024	Sampling duration	1440 Min
Sampling Location	Near Project Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	33°C	Wet bulb temperature	28°C
Relative Humidity	48%	Sampling done by	EHS Matrix Pvt. Ltd., Pune
Start Date of Analysis	09/05/2024	End Date of Analysis	15/05/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	27.8	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	35.5	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	78.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	42.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.1	mg/m ³	≤ 04	

Remark- All above results is within National Ambient Air Quality Standards.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/May/R-139	Issue Date	15/05/2024
Name and Address of Customer	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) by Lohitka Properties LLP		
Project Name	Residential project - Montana		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	07/05/2024	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt. Ltd., Pune		

Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Project Site	51.3	41.0	55/45	CPCB Guideline

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/May/R-140	Issue Date	15/05/2024
Name and Address of Customer	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) by Lohitka Properties LLP		
Project Name	Residential project - Montana		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	07/05/2024	Sampling Time	13.30 PM
Sampling Location	Project Site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	01 Kg
Start Date of Analysis	09/05/2024	End Date of Analysis	15/05/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	37	%	
	b) Silt	23	%	
	c) Clay	40	%	
2	pH at 25°C	7.45	--	IS 2720(Part 26) 1987
3	EC at 25°C	434.0	µS/cm	IS 14767 : 2000
4	Moisture Content	9.0	%	Manual Of Soil Testing
5	Organic Matter	0.834	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.610	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	32.0	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	45.0	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	184.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	51.0	%	Manual Of Soil Testing
09	Calcium (as Ca)	48.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	32.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.0	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.3	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<1.0	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	4.5	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	1.3	mg/Kg	Manual Of Soil Testing



Authorized Signatory
Mr. Rahul Patil
(Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

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CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



TEST REPORT

Report No:	EHSM/2024/May/R-141	Issue Date	15/05/2024
Name and Address of Customer	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) by Lohitka Properties LLP		
Project Name	Residential project - Montana		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	07/05/2024	Sampling Time	12.00 PM
Sampling Location	Project Site	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	02 L
Start Date of Analysis	09/05/2024	End Date of Analysis	15/05/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	pH at 25°C	7.21	--	6.5 to 8.5	APHA 4500 H+ A, 23 rd Ed.2017
2	EC at 25°C	113.0	µS/cm	--	APHA 2510 B, 23 rd Ed.2017
3	Total Dissolved Solids TDS	65.0	mg/L	Max500	APHA 2540 C, 23 rd Ed.2017
4	Total Hardness (as CaCO ₃)	34.0	mg/L	Max 200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO ₃)	31.0	mg/L	Max 200	IS 3025 (Part 23):1986
6	Sulphate (as SO ₄)	7.0	mg/L	Max 200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	14.0	mg/L	Max 250	APHA 4500 Cl 23 rd Ed.2017
8	Calcium (as Ca)	11.0	mg/L	Max 75	IS 3025 (Part 40) 1991
9	Magnesium(as Mg)	5.0	mg/L	Max 30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
09	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per 10500:2012.
For Total Coliform &E.coli. <2 can be consider as Zero [Refer IS: 1622 (R.A.1996), Table No.-4].



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/May/R-142	Issue Date	15/05/2024
Name and Address of Customer	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) by Lohitka Properties LLP		
Project Name	Residential project - Montana		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	07/05/2024	Sampling Time	12.30 PM
Sampling Location	STP	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sample Quantity	01 lit
Start Date of Analysis	09/05/2024	End Date of Analysis	15/05/2024

Results

Sr. No.	Parameters	Results	Limit	Unit(s)	Methods
1	pH at 25°C	7.2	5.5 to 9.0	--	APHA 4500 H+ B, 23 rd Ed.2017
2	Total Suspended Solids (TSS)	7.0	20	mg/L	APHA 2540 D, 23 rd Ed.2017
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	8.0	10	mg/L	IS 3025 (Part 44)
4	Chemical Oxygen Demand (COD)	28.0	50	mg/L	IS 3025 (Part 58)
5	Total Nitrogen	4.0	10	mg/L	APHA 4500 N, B, 23 rd Ed.2017
6	Total Ammonia (as NH ₄ N)	2.0	5	mg/L	APHA 4500 NH ₄ F, 23 rd Ed.2017
7	Fecal Coliform	30.0	100	mg/L	IS1622:1981

Remark- All Results are within MPCB Limits



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2024/May/R-143	Issue Date	15/05/2024
Name and Address of Customer	Proposed expansion of proposed residential Building No. 7, 9 & 10 and Existing Building No. 1, 2, 3, 4, 5, 6 & 8 which are approved, and OC granted on plot Bearing CTS. No. 514, 531(pt), 531/1 to 14, 532A (pt) and 534 of Village Nahur, at L.B.S Road, 'T' ward, Mulund (W), Mumbai, in 'T' ward (E.S) by Lohitka Properties LLP		
Project Name	Residential project - Montana		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	07/05/2024		Stack Height : 7 mtr
Sampling Location	DG Set 1 - 750 KVA		Stack Type : Round
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sampling duration	30 Min
Sample Quantity	Thimble 1 Nos and 30 ml Solution	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Start Date of Analysis	09/05/2024	End Date of Analysis	15/05/2024

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	454	°K		---
2	Differential Pressure	10.2	mm WG		
3	Velocity	13.5	M/s		
4	Dimensions of Stack	0.2	Mtr.		
5	Stack Area	0.0314	M ²		
6	Gas Volume	712.0	NM ³ /Hr		
7	Particulate Matter	68.0	mg/Nm ³	≤ 150	CPCB Guideline on methodologies for source emission monitoring
8	Sulphur Dioxide(SO ₂)	17.0	mg/Nm ³	--	
9	Sulphur Dioxide(SO ₂)	0.5	Kg/day	N.S.	
10	Oxide of Nitrogen (Nox)	10.0	mg/ Nm ³	N.S.	

➤ **Remark-** All above results is well within MPCB Limit.

N.S.- Not Specified



Authorized Signatory
Mr. Rahul Patil
(Director)