

## Consent

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**From:** Consent  
**Sent:** 08 January 2026 15:08  
**To:** 'sroraigad1@mpcb.gov.in'  
**Subject:** Submission of Post Monitoring Report for the period of April,2025 – September,2025 for Proposed Residential & Commercial development Village-Ghot, Tal. Panvel, Dist. Raigad, by M/s. Chariot Properties LLP  
**Attachments:** PMR OF SUNCITY Apr,25- Sept, 25).pdf

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

Subject: Submission of Post Monitoring Report for the period of April,2025 – September,2025. for Proposed Residential & Commercial development on plot bearing S.No.- 33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad, by M/s. Chariot Properties LLP

Reference: Clearance letter No. SIA/MH/INFRA2/430547/2023 dated 18.08.2023

Dear Sir,

This is with reference to the above subject. We are submitting the half yearly, post monitoring report. We are submitting relevant documents needed as follows:

1. Data Sheet.
2. EC compliance Report.
3. Post Environment Monitoring Report.
4. EC letter.
5. Copy of consent to Establish.
6. Copy of Newspaper Advertisement (English & Marathi).

Hope the above are in line with your requirement and kindly acknowledge the receipt.

Thanking you,  
Yours faithfully,  
**M/s. Chariot Properties LLP**

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

Thanks & Regards,  
**DWIRUKTI PODDAR**

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

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



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

Landline: 022-2854-1647/48/49/67/68 [info@eaepl.com](mailto:info@eaepl.com)

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

<https://www.eaepl.com>

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**Attachments:** PMR OF SUNCITY Apr,25- Sept, 25).pdf

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

Subject: **Submission of Post Monitoring Report for the period of April,2025 – September,2025 for Proposed Residential & Commercial development on plot bearing S.No.- 33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad, by M/s. Chariot Properties LLP**

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- The M.S., MPCB, Sion, Mumbai.

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For M/s. Chariot Properties LLP



Authorized Signatory



C.C. to: - The Secretary, Environmental Department, Mantralaya, Mumbai.  
- The M.S., MPCB, Sion, Mumbai.

**Chariot Properties LLP.**

Off : 1701, Satra Plaza, Plot no. 19 & 20, Sector - 19D, Vashi, Navi Mumbai

Tel.: 022 2783 9000 / 2784 9000 | Email: admin@paradisegroup.co.in

Website: www. paradisegroup.co.in

Date:

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

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

Reference: Clearance letter No. SIA/MH/INFRA2/430547/2023 dated 18.08.2023

Dear Sir,

This is with reference to the above subject, Proposed Residential & Commercial development on plot bearing S.No.- 33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad, by M/s. Chariot Properties LLP

The present project status at site is as follows:

Wings	Floors	Status
Tower 1	Basement + Gnd + 2 Podium + 2 to 16 Upper Floors	2 <sup>nd</sup> Podium Completed
Tower 2	Basement + Gnd + 2 Podium + 2 to 16 Upper Floors	2 <sup>nd</sup> Podium Completed
Tower 3	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	2 <sup>nd</sup> Habitable Completed
Tower 4	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	2 <sup>nd</sup> Habitable Completed
Tower 5	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	3 <sup>rd</sup> Habitable Completed
Tower 6	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	1 <sup>st</sup> Habitable Completed
Tower 7	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	1 <sup>st</sup> Habitable Completed
Tower 8	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	2 <sup>nd</sup> Podium Completed
Tower 9	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	2 <sup>nd</sup> Habitable Completed
Tower 10	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	1 <sup>st</sup> Habitable Completed
Tower 11	Basement + Gnd + 3 Podium + 4 RG Podium & Resi +5 to 32 Upper Floors	1 <sup>st</sup> Habitable Completed

Thanking you,

Yours truly,

For M/s. Chariot Properties LLP



Authorized Signatory



**Chariot Properties LLP.**

Off : 1701, Satra Plaza, Plot no. 19 & 20, Sector - 19D, Vashi, Navi Mumbai

Tel.: 022 2783 9000 / 2784 9000 | Email: admin@paradisegroup.co.in

Website: www. paradisegroup.co.in

**DATA**  
**SHEET**

**M/s. Chariot Properties LLP,**  
on Land bearing S.No.-33(part), 61,62/1 (Part) At.  
Village-Ghot, Tal. Panvel, Dist. Raigad

## 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)	Residential cum Commercial Project.
2.	Name of the project	Sai Suncity
3.	Clearance letter (s) / OM/ no and date:	Clearance File. No. SIA/MH/INFRA2/430547/2023 dtd 18/08/2023
4.	Location	Land bearing S.No.-33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad. By M/s. Chariot Properties LLP
a.	District (s)	Raigad.
b.	State (s)	Maharashtra
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Patankar Flat No 302, Bldg M-9, Valley Shilp, Sec 36, Kharghar Navi Mumbai Contact – 9833344821
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	<ul style="list-style-type: none"> <li>• Total Plot Area: 94400 Sq.m.</li> <li>• FSI Area: 383031.83 Sq.m.</li> <li>• Non FSI: 200303.55 Sq.m.</li> <li>• Total Construction Area: 583335.38 Sq.m.</li> </ul>
b.	of the environmental management plans	<p>1. <u>Sewage Treatment Plant:</u></p> <p>Sewage Treatment Plant with capacity of 3250 KLD will be provided for treating the wastewater</p>

		<p>with MBBR Technology.</p> <p>2. <u>Water Management:</u></p> <p>Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p>3. <u>Solid Waste Management:</u></p> <ul style="list-style-type: none"> <li>• Dry waste: Will be hand over to Local Recyclers for recycling.</li> <li>• Wet waste: Will be processed in the OWC. Manure obtained shall be used for landscaping.</li> <li>• STP Sludge (Dry sludge): To be used as a manure.</li> </ul>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<ul style="list-style-type: none"> <li>• Total Plot Area: 94400 Sq.m.</li> <li>• FSI Area: 383031.83 Sq.m.</li> <li>• Non FSI: 200303.55 Sq.m.</li> <li>• Total Construction Area: 583335.38 Sq.m.</li> </ul>
8.	Breakup of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Rs.900Crores.
b.	Allocation made for environmental management plans with item wise and year wise break-up	<p>EMP Cost:</p> <p>Construction Cost: Rs.4533.76 Lakhs</p>

		O&M cost: Rs. 280.73 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs. 104.85 Cr/-
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 17676.92 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction (Actual and/or planned)	
a.	Date of commencement	March,2024
b.	Date of completion	December,2028
13.	Reasons for the delay if the project is yet to start	---

14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	25.04.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<p>SIA/MH/INFRA2/430547/2023 dtd 18/08/2023</p> <p>M/s. Chariot Properties LLP,</p> <p>Add.: Room no. 2, Bengali Chawl, shastri Nagar Road, Kalina, Mumbai -400029</p> <p>Email: <a href="mailto:admin@paradisegroup.co.in">admin@paradisegroup.co.in</a></p> <p>Website: <a href="http://www.paradisegroup.co.in">www.paradisegroup.co.in</a></p> <p>Tel.: 022 2783 9000 / 2784 9000</p> <p>Fax: 022 2783 6800</p>

# **COMPLIANCE REPORT**

**M/s. Chariot Properties LLP,**  
on Land bearing S.No.-33(part), 61,62/1 (Part) At.  
Village-Ghot, Tal. Panvel, Dist. Raigad

# COMPLIANCE REPORT

## TERMS & CONDITIONS

### SEAC Specific Conditions -

1.	PP to submit IOD/ IOA/ Concession Document/ Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 31.01.2014 issued by Environment Department, Government of Maharashtra.	We have received the LOI form Panvel Municipal Corporation vide PMC/TP/Ghot/33(Pt.) 61, 62/1(Pt.)/21-23/16179/1069/2023 dated 21/04/2023
2.	PP to obtain NOC from competent authority to ensure mandatory distance from MSW landfill site of CIDCO and Common Hazardous Waste Collection, Treatment, Storage and Disposal Facility (CHWTSDF) as per prevailing Solid Waste Management Rule,2016 & Hazardous Waste Management Rules,2016 respectively to be maintained from the project site.	There exists a Common Hazardous Waste Collection, Treatment, Storage and Disposal Facility (CHWTSDF) and CIDCO MSW landfill site in the vicinity of the project site. The CIDCO MSW landfill site is beyond 200 m, at a distance of 230 m from the project site. With respect to the CHWTSDF, a distance of 500 m has been left from the CHWTSDF and the planning of buildings has been done beyond this buffer of 500 m. We have also received plan approval from Panvel Municipal corporation where the buffer line of 500 m is there. Also, the same has also been approved in the zoning map of Panvel Municipal Corporation. The details are attached on subsequent slides. In addition to this, we have also made application to MPCB for NOC in this regard.
3.	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.	The required RG is provide entirely on Mother Earth, Architect certificate mentioning the same.
4.	Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.	We have noted the condition.
5.	PP to delete shrubs proposed in Miyawaki plantation; PP to provide two- row thick Miyawaki planation along the project site facing existing MSW landfill & CHWTSDF facility; PP to increase species diversity in	We have Noted. Two- row thick Miyawaki planation along the project site facing existing MSW landfill & CHWTSDF facility We have revised the no. of trees and the species of shrubs as instructed. The no. of tree species in

	Miyawaki plantation & submit revised tree list with trees proposed in Miyawaki plantation.	Miyawaki is also increased to 30.
6.	PP to install air quality monitoring display board within the project site & include the cost of same in EMP.	We Noted & Agreed. Air Quality Monitoring display board shall be installed at the project site.
<b><u>SEIAA Specific Conditions -</u></b>		
1.	PP has provided mandatory RG of 8367.20 m <sup>2</sup> on mother earth. Local planning authority to ensure the compliance of the same.	Condition is noted.
2.	PP to keep open space unpaved so as to ensure permeability of water: However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted.
5.	SEIAA after deliberation decided to grant EC for-FSI-383031.83 m <sup>2</sup> , Non FSI- 200303.55 m <sup>2</sup> , total BUA-583335.38 m <sup>2</sup> . (Plan approval No- PMC/TP/Ghot/33(Pt)/21-23/16179/1069/2023 dated- 21.04.2023)	Yes, we received the EC for- FSI-383031.83 m <sup>2</sup> , Non FSI- 200303.55 m <sup>2</sup> , total BUA-583335.38 m <sup>2</sup>

**General Conditions for Construction Phase: -**

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

	safety and health aspects of people, only in approved sites with the approval of competent authority.	
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labor camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction from PMC.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.

12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> <li>1. Use of well-maintained equipment fitted with silencers.</li> <li>2. Noise shields near the heavy construction operations are provided.</li> <li>3. Construction activities are limited to daytime hours only.</li> </ol> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed</p>

		herewith. The report indicates that the same are within the prescribed norms defined by the concern authority.
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	D.G. sets will be provided as back up for Residential buildings. 2X990 kVA,3 X 750 kVA; 1 X 500 kVA,& 2 X 200 kVA capacities shall be provided for Residential buildings. DG will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
<b>General Conditions operation phase:-</b>		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to	Sewage Treatment Plants each with total capacity 3250 KLD will be provided for treating the wastewater with MBBR technology. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation got certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.

	mitigate the odour problem from STP.	
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA 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	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> <li>• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”.</li> <li>• Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</li> <li>• Width of all internal roads (m): Minimum 9.00 m. wide road.</li> <li>• Parking Details: <ol style="list-style-type: none"> <li>1. 4-Wheelers -2617Nos.,</li> <li>2. 2-Wheeler – 2735 nos.,</li> </ol> </li> </ul>
7.	PP to provide adequate electric charging	Condition is Noted.

	points for electric vehicles (EVs.)	
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	R.G. Area Provided: 17676.92 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species selected as per CPCB green belt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: 1. Capital Cost – Rs. 4533.76 lakhs 2. O & M Cost – Rs. 280.73 lakhs/Annum
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	Yes, we noted the condition & agreeable to the same.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal.	Yes, we noted the condition & agreeable to the same.

	The clearance letter shall also be put on the website of the Company by the proponent.	
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Regular monitoring is being carried out and the results of the same are submitted to concerned authority along with the report.

**General EC Conditions: -**

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment Department before start of any construction work at the site.	<ul style="list-style-type: none"> <li>Consent to Establish is received from MPCB.</li> </ul> Consent No:- Format1.0/CC/UAN No.0000148681/CE/2305000109 dtd. 03/05/2023
3.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental Clearance is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	We are regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
5.	The environmental statement for each financial year ending 31 <sup>st</sup> 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	Yes, we noted the condition & agreeable to the same.

	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.	
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, we noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, we noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules	Yes, we noted the condition & agreeable to the same.

	there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, we noted the condition & agreeable to the same.

**ENERGY  
CONSERVATION  
MEASURES**

**M/s. Chariot Properties LLP,**  
on Land bearing S.No.-33(part), 61,62/1 (Part) At.  
Village-Ghot, Tal. Panvel, Dist. Raigad

## ENERGY SAVING STATEMENT

SAI SUN CITY -GHOT ALL CLUSTERS					
ELECTRICAL - SAVINGS					
SR. NO.	LOAD DESCRIPTION	AVG. KW	QTY.	AVG. HRS./DAY	AVG. KWH/DAY
1.0	RESIDENTIAL LOAD:				
	ALL WING				
1	TOTAL 1 BHK	2.20	2,580	8.00	45,408.00
2	TOTAL 2 BHK	2.00	2,454	8.00	39,264.00
1.1a	Passenger Lifts	16	69	8.00	8,832.00
1.1.b	Fire Lifts	16	25	8.00	3,200.00
1.2a	Common Areas Lighting & Small Power - full load for 8 hours	735.00	1.00	8.00	5,880.00
1.2b	Common Areas Lighting & Small Power - 50% load for - 4hours	367.50	1.00	4.00	1,470.00
1.2c	Common Areas Lighting & Small Power - 25% load for 4 hours	183.75	1.00	4.00	735.00
1.4a	Compound/Street Lighting - full load for 4 hours	24.00	1.00	4.00	96.00
1.4b	Compound/Street Lighting - 50 % load for 4 hours	12.00	1.00	4.00	48.00
1.4c	Compound/Street Lighting - 25% load for 4 hours	6.00	1.00	4.00	24.00
1.5	Plumbing load	713.71	1.00	3.00	2,141.13
1.6	STP + OWC	479.49	1.00	20.00	9,589.80
1.7	BASEMENT VENTILATION	655.2	1.00	20.00	13,104.00
1.8	EV CHARGING	1391	1.00	5.00	6,955.00
1.7	Commercial area:				
a	SHOPS +CLUBHOUSE - Lighting	50.80	1.00	8.00	406.40
b	SHOPS +CLUBHOUSE - Power	408.20	1.00	8.00	3,265.60
c	SHOPS +CLUBHOUSE -HVAC	683.20	1.00	8.00	5,465.60
d	SHOPS Lighting & Small Power - full load for 8 hours	459.00	1.00	8.00	3,672.00
e	SHOPS Lighting & Small Power - 50% load for - 4hours	229.50	1.00	4.00	918.00
f	SHOPS + Lighting & Small Power - 25% load for 4 hours	114.75	1.00	4.00	459.00
	Therefore Average KWH/Day:				150,933.53
	Therefore Average KWH/Annum:				55,090,738.45

## ENERGY SAVING STATEMENT

E	Saving due to Solar Lights			
1.0	1.1% OF DEMAND LOAD 15213 = 167.34 KWS for street lighting, garden lighting, & common area lighting etc.Say Solar PV panels for 167.34 kwp	item No 1 = 167.34 kwp @ 5 Hrs/day.	Total units consumed by Solar panel x 5 Hrs.per day = 700 kwp units	836.7
	SOLAR POWER SYSTEM for kwp			167.27
	TOTAL DEMAND LOAD KWS			15,213.0
	1.1% OF DEMAND LOAD KWS			167.34
	TYPE OF SOLAR PANEL 500 WP(0.50 KWP)			0.50
	NOS. OF SOLAR PANELS REQUIRED NOS.			334.69
	PROPOSED SOLAR PV PANELS FOR 140.01 KWS LOAD			335
	NOS. OF SOLAR PV PANELS PROPOSED			335
	The 50% solar power will be connected to the grid.			
	TOTAL AREA REQUIRED AT TERRACE FOR SOLAR PANEL SQ.MT			1,572
	SIZE OF HIGH EFFICIENT SOLAR POWER PANEL			2.3MX1.2MT
	TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.MT			925
	MAINTAINANCE AND INVERTER ETC. SPACE SQMT			647
	TOTAL AREA FOR SOLAR SYSTEM SQ.MT			1,572
	TYPE OF SOLAR PANEL 500 WP			500
	NOS. OF SOLAR PANELS PROPOSED NOS.			335
	TOTAL SOLAR POWER KWP			167.50
	TOTAL POWER UNITS GENERATED IN 5 HRS AVERAGE (KWH)			837.50
	LOAD CONNECTED TO SOLAR SYSTEM KWS			167.50
	OPERATING HRS			5.00
	TOTAL DEMAND LOAD KWS			15,213
	TOTAL LOAD ON SOLAR PANEL KWS			167.50
	% SAVINGS ON ONLY SOLAR PANELS			1.1%
	<b>SOLAR HOT WATER PANEL DESIGN</b>			
	Total nos. of Apartments		Nos.	5,034
	Total Nos. of Toilets		Nos.	15,102
	Total Electrical Geysers /Heaters KWS		Kws	15102
	Total Demand load of electrical geysers @ 30% Diversity		Kws	4,530.6
	Total 100% Hot water Required		Liters	377,550
	Solar Hot Water Provided		Liters	96,100
	Solar Hot water %		%	25.45%
	Each Solar Hot water system capacity		Liters	500
	Nos. Of Solar Hot water Panels Required		Nos.	192.20
	TOTAL SOLAR HOT WATER PANEL ON TERRACE		No.	193
	SIZE OF SOLAR HOT WATER PANEL			2.5MTX4.5MTR
	TOTAL AREA COVERED BY EACH 500 LITER THE SOLAR POWER PANELS SQ.MTR			15.00
	TOTAL AREA COVERED BY THE SOLAR POWER PANELS SQ.MT @ 15 SQ.MT/PANEL			2,895
	TOTAL SOLAR HOT WATER FOR BATHING	96,100	LTRS	
	Electrical power required per day	2764	KWs	
	TOTAL SAVING OF UNITS PER DAY	2764	KWH - UNITS	
	Demand Load of Solar Hot water System 21%	593	KW/HR	
	Total Demand load	15213	KW/HR	
	THEREFORE ADDITIONAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING IN %:			3.90%
	THEREFORE TOTAL AVERAGE ANNUAL ENERGY SAVINGS WITH SOLAR WATER HEATING + SOLAR PV PANELS :			5.00%

## ENERGY SAVING STATEMENT

REDUCTION IN CONSUMPTION BY USING ENERGY SAVING MEASURES					
<b>BY USING LED/CFL / T5 LAMPS &amp; ELECTRONIC BLAST</b>					
<i>Basis - lamp comparison</i>					
<i>Diff between 20W LED and 36W T8 lamp</i>			<i>16 W which comes to 44%</i>		
<i>Diff between 28W T5 and 36W T8 lamp</i>			<i>8 W which comes to 22%</i>		
<i>Diff between 18W CFL and 20W T8 lamp</i>			<i>2 W which comes to 10%</i>		
<i>Hence overall saving can be considered as 22%</i>					
<i>Basis - ballast comparison</i>					
<i>Watt losses for VPIT copper ballast compared to electronic ballast</i>			<i>5 W which comes to 15% for T5 and 21% for CFL</i>		
<i>Hence overall saving can be considered as 18%</i>					
	Area	Per day unit consumption	Saving percentage	Per day unit consumption with savings	Savings in units per day
<b>A Savings due to lamp</b>					
1.0	Common Area Ltg.	5,976.00	22.00	4,661.28	1,314.72
2.0	Apartment internal lighting load - app 0.5 KW for apartment @8hours per day	20,136	22.00	15,706.08	4,429.92
<b>Commercial</b>					
	Commercial internal lighting load - app 0.5 KW @8hours per day	1,625.60	22.00	1,267.97	357.63
<b>B Savings due to electronic ballast</b>					
1.0	Common Area Ltg.	5,976.00	18.00	4,900.32	1,075.68
3.0	Apartment internal lighting load - app 0.5 KW for apartment @8hours per day	20,136	18.00	16,511.52	3,624.48
3.1	Commercial				
	Commercial internal lighting load - app 0.5 KW @8hours per day	1,625.60	18.00	1,332.99	292.61
<b>C Savings due to timer / sensor</b>					
1.0	Savings in rental towers common lighting and external lighting due to timers	Refer 1.2a/b/c and 1.4 a/b/c above where by for total 12 hours operation of common area - where by			7,740.00
<b>D Savings within apartment with use of energy efficient motors, Star rated geysers and AC</b>					
1.0	Motor load for all lifts + all pumps plumbing, Irrigation, OWC and STP	at 0.8 P.F. - load is 27650 KVA, where as at 0.98 p.f. load is 22571 KVA - where by saving in consumption shall be 15%		Total units consumed by this equipments item no 1.1a +1.1b+1.1c+1.5+ 1.6 above per day =3318 units	3,318.02
1.1	Star Rated Acs in FLAT	Total AC load is 4169x 8 hrs KW= 33350 - where by saving in consumption shall be 25%		Total units consumed by this equipments above per day	8,337.60
1.2	VRV Acs in shop & clubhouse	Total AC load is 409.92 KW x 8 hrs = 3279.36 where by saving in consumption shall be 30%		Total units consumed by this equipments above per day	983.81
Therefore Average KWH/Day Saving:					31,474.47
Therefore Average KWH/Annum Saving:					11,488,182.17
<b>THEREFORE AVERAGE ANNUAL ENERGY SAVINGS IN %:</b>					<b>21%</b>

# **HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT**

OF

## **“Sai Suncity”**

Residential cum Commercial Project.

For

**April, 2025 – September, 2025**

**M/s. Chariot Properties LLP.**

on

Land bearing S.No.-33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist.  
Raigad

Prepared by

**ENVIRO ANALYSTS & ENGINEERS P. LTD.,**

## TEST REPORT

<b>Report No. - EAEPL/W/04/25/00812</b>		<b>Report Date – 02.05.2025</b>	
<b>ULR Number: TC111892500000812F</b>			
<b>Name of Customer</b>	<b>M/s. CHARIOT PROPERTIES LLP</b>	<b>Reference – Quotation no.</b>	
<b>Site Address</b>	Plot Bearing S.No. 33 (part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad	EAEPL/Q/PMR/625/2024 dated: 12.11.2024	
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/04/25/00812 (Near Back Side of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C)
<b>Date of Sampling</b>	25.04.2025	<b>Date of Receipt</b>	25.04.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	25.04.2025 to 02.05.2025		
<b>Report for the month</b>	APRIL, 2025		

**Discipline: Chemical**
**Group: Water**

Parameters	Unit	Results	Method
pH	-	7.41	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	54.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	30.71	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	9.77	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	34.98	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	7.21	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	< LOQ (5.0)	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	< LOQ (0.2)	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24th Edition)
<b>Heavy Metals:5</b>			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

**Note: ND – Not Detected, LOQ – Limit of Quantification**
**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**
**Reviewed by**

**(QM/DM)**  
**(Shweta Sonawane)**
**Approved by**

**Authorized Signatory**  
**(Shilpa Dhamankar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

## TEST REPORT

<b>Report No. - EAEPL/W/04/25/00812</b>		<b>Report Date – 02.05.2025</b>	
<b>ULR Number: TC111892500000812F</b>			
<b>Name of Customer</b>	<b>M/s. CHARIOT PROPERTIES LLP</b>	<b>Reference – Quotation no.</b>	
<b>Site Address</b>	Plot Bearing S.No. 33 (part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad	EAEPL/Q/PMR/625/2024 dated: 12.11.2024	
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/04/25/00812 (Near Back Side of Site)	<b>Sample quantity and packing</b>	500ml X 1 No. St. PP. Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	25.04.2025	<b>Date of Receipt</b>	25.04.2025
<b>Sampling Procedure</b>	EAEPL/LAB/MB/SOP/17		
<b>Period of Analysis</b>	26.04.2025 to 02.05.2025		
<b>Report for the month</b>	APRIL, 2025		

**Discipline: Biological**
**Group: Water**

Parameters	Unit	Results	Method
<b>Microbiological Analysis:</b>			
Coliforms	MPN/100ml	23	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

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


**Authorized Signatory**  
(Shweta Sonawane)

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-----End of Report-----

## TEST REPORT

<b>Report No. - EAEPL/A/04/25/00809</b>		<b>Report Date – 02.05.2025</b>	
<b>ULR Number: TC111892500000809F</b>			
<b>Name of Customer</b>	<b>M/s. CHARIOT PROPERTIES LLP</b>	<b>Reference – Quotation no.</b>	
<b>Site Address</b>	Plot Bearing S.No. 33 (part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad	EAEPL/Q/PMR/625/2024 dated: 12.11.2024	
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/04/25/00809 (Near Main Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Sample Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	25.04.2025	<b>Date of Receipt</b>	25.04.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	26.04.2025 to 28.04.2025		
<b>Report for the month</b>	APRIL, 2025		

**Discipline: Chemical**
**Group: Atmospheric Pollution**

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)	Duration of Monitoring	
32°C	56%	8 Hours	
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
<i>Particulate Matter (PM<sub>10</sub>)</i>	90.09	100 µg/m <sup>3</sup>	IS 5182 (Part 23) 2006 Reaffirmed 2022
<i>Particulate Matter (PM<sub>2.5</sub>)</i>	31.19	60 µg/m <sup>3</sup>	IS 5182 (Part 24) 2019 Reaffirmed 2024
<i>Sulphur Dioxide (SO<sub>2</sub>)</i>	13.12	80 µg/m <sup>3</sup>	IS 5182 Part 2 (2001) Sec 1:2023
<i>Nitrogen Dioxide (NO<sub>2</sub>)</i>	15.64	80 µg/m <sup>3</sup>	IS 5182 Part 6 (2006) Reaffirmed 2022

**Remark:** All the measured values are within NAAQS limits.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**
**Reviewed by**
**Approved by**


**(Q/MDM)**  
**(Shweta Sonawane)**
**Authorized Signatory**  
**(Shilpa Dhamanikar)**

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----



ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

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

## TEST REPORT

<b>Report No. - EAEPL/N/04/25/00811</b>		<b>Report Date – 02.05.2025</b>	
<b>ULR Number: TC111892500000811F</b>			
<b>Name of Customer</b>	<b>M/s. CHARIOT PROPERTIES LLP</b>	<b>Reference – Quotation no.</b>	
<b>Site Address</b>	Plot Bearing S.No. 33 (part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad	EAEPL/Q/PMR/625/2024 dated: 12.11.2024	
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/04/25/00811	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	24.04.2025	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	APRIL, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main gate of Site	dB(A) Leq.	53.7	43.8	55	45
Near Site Office of Site	dB(A) Leq.	54.2	43.6	55	45
Near Centre Side of Site	dB(A) Leq.	53.0	43.3	55	45
Near Back Side of Site	dB(A) Leq.	51.3	42.3	55	45

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

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

Reviewed by

(QM/DM)  
(Shweta Sonawane)

Approved by

Authorized Signatory  
(Shilpa Dhamankar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

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

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

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



ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP



TC-11189

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

## TEST REPORT

<b>Report No. - EAEPL/S/04/25/00813</b>		<b>Report Date – 02.05.2025</b>
<b>ULR Number: TC111892500000813F</b>		
<b>Name of Customer</b>	<b>M/s. CHARIOT PROPERTIES LLP</b>	<b>Reference – Quotation no.</b>
<b>Site Address</b>	Plot Bearing S.No. 33 (part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad	EAEPL/Q/PMR/625/2024 dated: 12.11.2024
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b> EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/04/25/00813 (Near Centre Side of Site)	<b>Sample quantity and packing</b> 1000 gm X 1 zip lock bag
		<b>Preservation</b> Transported and stored in dry area
<b>Date of Sampling</b>	25.04.2025	<b>Date of Receipt</b> 25.04.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03	
<b>Period of Analysis</b>	25.04.2025 to 02.05.2025	
<b>Report for the month</b>	APRIL, 2025	

Discipline: Chemical

Group: Soil & Rock

Parameters	Unit	Results	Method
pH	--	7.33	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	875.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	15.72	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	32.38	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.80	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	98.20	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	595.11	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2290.89	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	219.74	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	34.02	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.92	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1295.71	EPA 3050B
Potassium (K)	mg/kg	335.92	EPA 3050B
Copper (Cu)	mg/kg	103.66	EPA 3050B
Iron (Fe)	mg/kg	52260.29	EPA 3050B
Lead (Pb)	mg/kg	2.88	EPA 3050B
Zinc (Zn)	mg/kg	61.43	EPA 3050B

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

Reviewed by

Approved by

(QMDM)

(Shweta Sonawane)

Authorized Signatory

(Shilpa Dharamkar)

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

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# ENVIRO ANALYSTS & ENGINEERS PVT. LTD.

(NABET & NABL Accredited)

CIN No-U28900MH1995PTC093129 | GST NO- 27AAACE6597R1ZP

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



TC-11189

## TEST REPORT

<b>Report No. - EAEPL/SE/04/25/00810</b>		<b>Report Date - 02.05.2025</b>	
<b>ULR Number: TC111892500000810F</b>			
<b>Name of Customer</b>	<b>M/s. CHARIOT PROPERTIES LLP</b>	<b>Reference - Quotation no.</b>	
<b>Site Address</b>	Plot Bearing S.No. 33 (part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad	EAEPL/Q/PMR/625/2024 dated: 12.11.2024	
<b>Nature and Description of Sample</b>	Stack	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	DG Set (125 KVA)	<b>Sample quantity and packing</b>	PM = 1 * 1 No. Thimble SO <sub>2</sub> = 45 ml * 1 No. PVC Bottle NO <sub>x</sub> = 25 ml * 1 No. PVC Bottle
	EAEPL/SE/04/25/00810	<b>Preservation</b>	Transported & stored in dry area
<b>Date of Sampling</b>	24.04.2025	<b>Date of Receipt</b>	25.04.2025
<b>Sampling Procedure</b>	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
<b>Period of Analysis</b>	25.04.2025 to 28.04.2025		
<b>Report for the month</b>	MARCH, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	12.97 mg/Nm <sup>3</sup>	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO <sub>2</sub> )	3.89 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO <sub>x</sub> )	9.86 mg/Nm <sup>3</sup>	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	5**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	150
Flue Gas Velocity (m/sec)	7.79

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

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory  
(Shilpa Dhamankar)

- Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
2. This report is not to be reproduced except in full, without written approval of the laboratory.  
3. \*\*Information provided by customer.

-----End of Report-----

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

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

To,

The Liasoning Head  
CHARIOT PROPERTIES LLP  
Room no. 2, Bengali Chawl, shastri Nagar Road, Kalina, Mumbai -400029

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/430547/2023 dated 25 May 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | EC23B039MH117502   |
| 2. File No.                                | SIA/MH/INFRA2/430547/2023  |
| 3. Project Type                            | New  |
| 4. Category                                | B  |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.  |
| 6. Name of Project                         | Proposed Residential & Commercial development on plot bearing S.No.- 33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad, by M/s. Chariot Properties LLP. |
| 7. Name of Company/Organization            | CHARIOT PROPERTIES LLP   |
| 8. Location of Project                     | MAHARASHTRA  |
| 9. TOR Date                                | N/A  |

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

Date: 18/08/2023

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

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

*This is a computer generated cover page.*



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/430547/2023  
Environment & Climate Change  
Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Chariot Properties LLP,  
S.No.-33(part), 61,62/1 (Part),  
Village-Ghot, Tal. Panvel, Dist. Raigad.

Subject : Environmental Clearance for Proposed Residential & Commercial development on plot bearing S.No.-33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad, by M/s. Chariot Properties LLP.

Reference : Application no. SIA/MH/INFRA2/430547/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 206<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262<sup>nd</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 12<sup>th</sup> July, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/430547/2023	
2	Name of Project	Proposed Residential cum Commercial Development on Plot Bearing S. No. 33(Pt.), 61, 62/ 1 (Pt.), At Village Ghot, Taluka - Panvel, District- Raigad by M/s. Chariot Properties LLP.	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Umesh Kumar Upadhyay
		Regd. Office address	1701, Satra Plaza, Plot no. 19 & 20, Sector 19-D, Vashi, Navi Mumbai
		Contact number	9167216345
		e-mail	admin@paradisegroup.co.in
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2124/SA0193 Validity: 18/06/2024	
7	Applied for	Greenfield Project	
8	Location of the project	S.No. 33(Pt.), 61, 62/ 1 (Pt.), At Village Ghot, Taluka - Panvel, District- Raigad	

9	Latitude and Longitude	Latitude: 19° 5'18.24"N Longitude: 73°6'40.25"E				
10	Plot Area (Sq.m.)	94,400 Sq.m				
11	Deductions (Sq.m.)	10,727.80 sq.m.				
12	Net Plot area (Sq.m.)	83,672.20 Sq.m				
13	Ground coverage (m <sup>2</sup> ) & %	44,866.17 sq.m., 47.62%				
14	FSI Area (Sq.m.)	3,83,031.83 sq.m.				
15	Non-FSI (Sq.m.)	2,00,303.55 sq.m				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	5,83,335.38 sq.m				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Total area approved as per LOI dated 21/04/2023: FSI: 3,83,031.83 sq.m. Non-FSI: 2,00,303.55 sq.m. Total Construction Area: 5,83,335.38 sq.m				
18	Earlier EC details with Total Construction area, if any.	Not Applicable				
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	-				
20	<b>Previous EC / Existing Building</b>		<b>Proposed Configuration</b>		<b>Reason for Modification / Change</b>	
	<b>Building Name</b>	<b>Configuration</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
			<b>Cluster 1</b>			
			Tower 1 (Vega)	Basement +Ground part Stilt & part shops +1st Parking Podium. +2nd Level R.G Podium & Residential +3rd to 16th Residential floors.	52.50	
			Tower 2 (Carina)	Basement + Ground part Stilt & part shops +1st Parking Podium. +2nd Level R.G Podium & Residential +3rd to 16th Residential floors.	52.50	

				Cluster 2			
				Tower 3 (Coral)	Basement +Ground/Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 4 (Opal)	Basement +Ground/Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 5 (Emerald)	Basement +Ground/Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 6 (Ivory)	Basement +Ground/Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 7 (Ruby)	Basement +Ground/Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 8 (Jade)	Basement +Ground/ Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to	100.5 0	

					32nd Residential floors.		
				<b>Cluster 3</b>			
				Tower 9 (Altair)	Basement +Ground/ Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 10 (Avior)	Basement +Ground /Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 11 (Atria)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				<b>Cluster 4</b>			
				Tower12 (Tulip)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.5 0	
				Tower 13 (Orchid)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.5 0	
				Tower 14 (Juniper)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.5 0	

				Tower 15 (Casa Blanca)	Ground / Stilt +1st Podium + 2nd Part Residential +3rd to 32nd Residential floors.	100.5 0	
				<b>Cluster 5</b>			
				Tower 16 (Pandora)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 17 (Garnet)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 18 (Aura)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 19 (Hynos)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 20 (Bianca)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	

				Tower 21 (Olympia)	Basement +Ground / Stilt +1st to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				Tower 22 (Panaroma)	Basement +Ground / Stilt +1 <sup>st</sup> to 3rd Parking Podium. +4th R.G Podium & Residential +5th to 32nd Residential floors.	100.5 0	
				<b>Cluster 6</b>			
				Tower 23 (Mirachi)	Ground / Stilt +1st Part Service /part amenity + 2nd to 32nd Residential floors.	100.8 0	
				Commercial 1	Ground Floor		
				Commercial 2	Ground Floor		
				Club House	St./Gr.+4 Floors	25.55	
21	No. of Tenements & Shops			Residential: 5034 nos. Shops: 78 nos.			
22	Total Population			Total - 23,323 nos. (Commercial – 305 Clubhouse – 436 Residential – 22582)			
23	Total Water Requirements CMD			Domestic: 2048 KLD Flushing: 1030 KLD Landscaping: 159 KLD Total: 3237 KLD			
24	Under Ground Tank (UGT) location			Below Ground & Basement			
25	Source of water			Panvel Municipal Corporation through MJP/CIDCO			

26	STP Capacity & Technology	3250 KLD, Separate cluster Wise STP's proposed, MBBR Technology			
27	STP Location	Ground			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	2873 KLD, around 40 % to be discharged in sewer line after using for flushing, landscaping, Miyawaki, road side plantation			
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>		<b>Treatment / disposal</b>
		Dry waste	30 kg/day		Will be handed over to a recycler
		Wet waste	20 kg/day		Handed over to municipal waste collector
		Construction waste	Topsoil	14160 cu.m.	To be used for gardening purpose
			Excavation Waste	130000 cu.m.	We will use the nearly 50% (50000 cum) quantity in internal plot & road development and for Remaining quantity, SWM NOC will be obtained to send the debris to designated site
		Empty cement bags	350940 Nos.	To be handed over to local recyclers	
Steel	60 MT	To be handed over to local recyclers			

		Aggregates	235 MT	To be used as a layer for internal roads and building boundary walls.
		Broken Tiles	9590 sqm	Waste tiles to be used as china mosaics for terraces.
		Empty Paint Cans (20 liter/can)	8775 Nos.	To be sold
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	6866 kg/day	Will be handed over to a recycler
		Wet waste	4576 kg/day	Composting by OWC- manure produced will be used at a site for landscaping, 2 OWC of capacity 650 kg/day and 250 kg/day
		E-Waste	12032 kg/year	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	343 kg/day	Dry sewage sludge will be used as manure for gardening.

31	R.G. Area in sq.m.	RG required –8367.20 sq.m (10%)	
		RG provided on Mother earth- 12768.83 sq. m.	
		RG provided on the Podium –4908.09 sq.m.	
		Total – 17,676.92 sq.m.	
Existing trees on the plot: 157 nos.			
Number of trees to be planted:			
a) Along Plot Boundary and R.G. area: 1096 nos.			
b) In Miyawaki Plantation: 10,760 trees + 3581 shrubs			
All native trees to be planted, no palm trees will be planted			
Species diversity of 25-30 species			
Number of trees to be cut: 25			
Trees to be planted in lieu of cutting as per NOC dated 28/09/2022: 266 nos.			
Trees already planted at designated site: 261 nos.			
No. of trees proposed to be transplanted: 35 nos.			
No. of trees proposed to be retained: 97 nos.			
Total Trees on Site= Retained + Proposed to be planted + Miyawaki= 97 + 1381 + 10760 = 12238 trees and 3581 shrubs			
32	Power requirement	During Operation Phase:	
		Details	MSEDCL
		Connected load (kW)	28950 KW
		Demand load (kW)	15213 KW
33	Energy Efficiency	a) Total Energy saving (%): 21%	
		b) Solar energy (%): 5%	
34	D.G. set capacity	2 X 990 KVA	
		3 X 750 KVA	
		1 X 500 KVA	
		2 X 200 KVA	
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 2617 Nos, EV charging points- 654 nos.	
		2-Wheeler – 2735 nos., EV charging points- 684 nos.	
36	No. & capacity of Rain water harvesting tanks /Pits	1424 cu.m.	
37	Project Cost in (Cr.)	Rs.900 cr	
38	EMP Cost		
		Particulars	Details

	Air Environment	Water sprinkling, green belt development, covered storage area	12	104
	Noise Environment	Noise barricades and green belt developments	30	3
	Water Environment	Mobile Toilets, Mobile STP drainage with sedimentation tanks	4	6
	Good health practices	Site sanitation and health care	1.5	3
	Environment monitoring	Air, water, noise soil monitoring during construction phase	-	2
	Green Belt Development	Tree Plantation during construction phase	10	1
	<b>Total</b>		<b>57.5</b>	<b>129</b>
<p>Construction Phase Cost:  Capital Cost- Rs. <b>57.5</b> Lakhs, O and M cost- Rs. <b>129</b> Lakhs.  Operation Phase Cost:</p>				
	<b>Sr. No.</b>	<b>Particulars</b>	<b>Capital Cost (Rs. in Lacs)</b>	<b>O &amp; M Cost (Rs. in Lacs)</b>
	1.	STP	375	40
	2.	LFD	45	2
	3.	Solid Waste Management	150	15

		4.	Rain Water Harvesting	35	3.5
		5.	Energy Conservation	250	10
		6.	Landscaping	328	66
		7.	Basement Ventilation	29	6
		8.	Basement Dewatering	5	1
		9.	TOTAL	1217	143.5
		10.	DMP	3316.76	137.23
		11.	Grand Total	<b>4533.76</b>	<b>280.73</b>
		Capital Cost- Rs. 4533.76 Lakhs, O and M cost- Rs. 280.73 Lakhs			
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.			
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA			

3. The proposal has been considered by SEIAA in its 262<sup>nd</sup> (Day-3) meeting held on 12<sup>th</sup> July, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain NOC from competent authority to ensure mandatory distance from MSW landfill site of CIDCO and Common Hazardous Waste Collection, Treatment, Storage and Disposal Facility (CHWTSDF) as per prevailing Solid Waste Management Rule,2016 & Hazardous Waste Management Rules,2016 respectively to be maintained from the project site.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble Supreme Court order regarding RG area.

4. Planning authority to ensure that assured water supply, sewer and storm water drainage network is made available in the vicinity of the project before issuing occupation certificate to the project.
5. PP to delete shrubs proposed in Miyawaki plantation; PP to provide two- row thick Miyawaki planation along the project site facing existing MSW landfill & CHWTSDF facility; PP to increase species diversity in Miyawaki plantation & submit revised tree list with trees proposed in Miyawaki plantation.
6. PP to install air quality monitoring display board within the project site & include the cost of same in EMP.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG of 8367.20 m<sup>2</sup> on mother earth. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 3,83,031.83 m<sup>2</sup>, Non FSI- 2,00,303.55 m<sup>2</sup>, Total BUA- 5,83,335.38 m<sup>2</sup>. (Plan approval No. PMC/TP/Ghot/33(Pt.) 61, 62/1(Pt.)/21-23/16179/1069/2023 dated-21/04/2023 )

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and

Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

### **C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
  - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and

Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto: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.0000148681/CE/2305000109

Date: 03/05/2023

To,  
M/s. Chariot Properties LLP, "Sai Sun City"  
S.No.-33(part), 61,62/1 (Part) At. Village-  
Ghot, Tal. Panvel, Dist. Raigad



Your Service is Our Duty

## Sub: Consent to Establish for Residential Building Construction Project Granted Under Red Category

Ref: Minutes of 1st Consent committee Meeting held on 19.04.2023.

Your application NO. MPCB-CONSENT-0000148681

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 up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.200 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Residential Building Construction Project named as M/s. Chariot Properties LLP,S. No.-33(part), 61,62/1 (Part),"Sai Sun City"- S.No.-33(part), 61,62/1 (Part) At. Village-Ghot, Tal. Panvel, Dist. Raigad, on Total Plot Area of 94400 SqMtrs for construction BUA of 565380.56 SqMtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	2602	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:**

<b>Stack No.</b>	<b>Description of stack / source</b>	<b>Number of Stack</b>	<b>Standards to be achieved</b>
S-1	DG Set 1500 KVA	1	As per Schedule -II
S-2	DG Set 1250 KVA	1	As per Schedule -II
S-3	DG Set 1000 KVA	1	As per Schedule -II
S-4	DG Set 750 KVA	1	As per Schedule -II
S-5	DG Set 200 KVA	1	As per Schedule -II
S-6	DG Set 160 KVA	1	As per Schedule -II

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

<b>Sr No</b>	<b>Type Of Waste</b>	<b>Quantity &amp; UoM</b>	<b>Treatment</b>	<b>Disposal</b>
1	Biodegradable waste	4147 Kg/Day	OWC	Will be used as Mannure for Gardening
2	Non-biodegradable waste	6222 Kg/Day	Segregate	Will be handed over to Local Authority
3	STP Sludge	50 Kg/Day	Drying	Will be used as Mannure for Gardening

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

<b>Sr No</b>	<b>Category No.</b>	<b>Quantity</b>	<b>UoM</b>	<b>Treatment</b>	<b>Disposal</b>
NA					

8. **Conditions under E-Waste Management:**

<b>Sr No</b>	<b>Type of Waste</b>	<b>Quantity</b>	<b>UoM</b>	<b>Disposal Path</b>
1	E-waste	5.00	Kg/Day	Disposed to authorized recycler

9. PP shall obtain Environmental Clearance for the proposed construction project. PP shall not take any effective steps towards the construction without obtaining Environmental Clearance from competent authority
10. PP shall comply with the conditions stipulated in consent conditions and submit BG of Rs. 10 Lakhs towards compliance of the same
11. PP shall install online monitoring system to the O/L of STP for monitoring pH, Flow, BOD, TSS.
12. The treated domestic effluent shall be 60 % recycled for secondary purpose such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body
13. Project Proponent shall provide Organic waste digester with composting facility or Bio-gas digester with composting facility
14. Project Proponent shall make provision of charging port for Electric vehicles in at least 30% total available parking area.
15. PP shall comply with the provision of Construction & Demolition Waste management Rules 2016
16. Project Proponent shall take adequate measures to control noise and dust emissions during construction phase

17. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of C to E conditions.
  18. Project Proponent shall obtain clarification from competent authority within 6 months regarding whether the location of the project falls under buffer zone of CHWTSD facility Taloja. PP shall submit the same to MPC Board within 6 months, else this consent shall be treated as cancelled.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	400000.00	MPCB-DR-14196	26/09/2022	NEFT

**Copy to:**

1. Regional Officer, MPCB, Raigad and Sub-Regional Officer, MPCB, Raigad I  
- They are directed to ensure the compliance of the 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 based Sewage Treatment Plants (STPs) of combined capacity **2840 CMD for treatment of domestic effluent of 2602 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.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
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.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	2787.00
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 1500 KVA	Acoustic Enclosure	5.00	HSD 375 Ltr/Hr	1	SO <sub>2</sub>	180 Kg/Day
S-2	DG Set 1250 KVA	Acoustic Enclosure	5.00	HSD 312.5 Ltr/Hr	1	SO <sub>2</sub>	150 Kg/Day
S-3	DG Set 1000 KVA	Acoustic Enclosure	5.00	HSD 250 Ltr/Hr	1	SO <sub>2</sub>	120 Kg/Day
S-4	DG Set 750 KVA	Acoustic Enclosure	5.00	HSD 187.5 Ltr/Hr	1	SO <sub>2</sub>	90 Kg/Day
S-5	DG Set 200 KVA	Acoustic Enclosure	5.00	HSD 50 Ltr/Hr	1	SO <sub>2</sub>	24 Kg/Day
S-6	DG Set 160 KVA	Acoustic Enclosure	5.00	HSD 40 Ltr/Hr	1	SO <sub>2</sub>	19.2 Kg/Day

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

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

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 Lakh	15 days	Compliance of consent conditions	Commissioning of the Unit	Commissioning of the Unit

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

#### BG Forfeiture History

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

#### BG Return details

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

### SCHEDULE-IV

#### Conditions during construction phase

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

#### General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;

4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
- 5 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.
- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.

- 14 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.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 022-27576034  
Fax: 022- 27576034  
Website: <http://mpcb.gov.in>  
Email: [sroraigad1@mpcb.gov.in](mailto:sroraigad1@mpcb.gov.in)



Maharashtra Pollution  
Control Board, Raigad  
Bhavan, 6th floor, Sector -  
11, C.B.D Belapur, Navi  
Mumbai.

GREEN/S.S.I (G37)  
No:- Format1.0/SRO/UAN  
No.0000191271/CE/2401002339

Date: 23/01/2024

To,  
M/S. Chariot Properties LLP  
RMC PLANT - S.No.-33(part), 61,62/1 (Part),  
At. Village- Ghot, Tal. Panvel, Dist. Raigad



**Sub: Consent to Establish under Green Category**

- Ref:**
1. Consent to Establish for Residential Building Construction Project granted by Board valid no. Format1.0/CC/UAN No.0000148681/CE/2305000109, Date: 03/05/2023.
  2. EC granted to above project dtd. 18/08/2023.
  3. Your application No. MPCB-CONSENT-0000191271, Dated 21.12.2023

Your application No.MPCB-CONSENT-0000191271 Dated 20.12.2023

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 and Rule 18(7) of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The consent to establish is granted for a period up to commissioning of the unit or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.2 Crs. (As per C.A Certificate submitted by industry )**
3. **Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1	Ready Mix Concrete (Captive Purpose Only)	100	m3/day

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal Path</i>
1.	Trade effluent	0.0	As per Schedule-I	Not Applicable
2.	Domestic effluent	0.8	As per Schedule-I	On land for gardening

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

<i>Sr No.</i>	<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
NA				

6. **Non-Hazardous Wastes:**

<i>Sr No</i>	<i>Type of Waste</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste.

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

<i>Sr No</i>	<i>Category No./ Type</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1		0	--NA--		Other

8. The consent is issued subject to direction issued by CPCB under section 18(1) (b) of Water (Prevention and Control of Pollution) Act, 1974, regarding classification of Industries dated 07th March 2016.

9. Operation of RMC plant shall be in daytime only. The Day time is reckoned in between 6 a.m. and 6 p.m. i.e. from sun rise to sunset.

10. The Board may make the standards stringent for the RMC/batching plants located within Corporation areas.

11. Captive plants shall carryout ambient air quality monitoring twice in a week for 24 hours.

12. The industry shall comply with the siting criteria as per RMC Notification dtd 16.10.2016.

13. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.

14. The applicant shall make an application for consent to operate prior to commissioning before starting of production activity.

15. This Consent is issued as per circular for Delegation of Power in respect of Consent Management dated 23/12/2020.

16. The industry shall obtain necessary permission from the Directorate of Industrial Safety and Health (DISH).

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	15000.00	MPCB-DR-23340	21/12/2023	NEFT

**Copy to:**

1. Regional Officer, MPCB, Raigad
2. Chief Accounts Officer, MPCB, Sion, Mumbai



## **SCHEDULE-I**

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

1. A] Generation - As per your application the treated effluent generation is Nil.  
B] Treatment - NA  
C] Disposal - NA
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 0.8 CMD of sewage.  
B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

<b>Sr.No</b>	<b>Parameters</b>	<b>Standards (mg/l)</b>	
1	Suspended Solids	Not to exceed	100
2	BOD 3 days 27°C	Not to exceed	100

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification there of & 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 an extension or addition thereto.
4. 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.
5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act:

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1.00
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.	Gardening	0

6. 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/ Environmental Clearance/ CREP guidelines.

## **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 to erect following stack (s) to observe the following fuel pattern:

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
0	0		0.00	-	-	NA	-

2. The Applicant shall provide Specific Air Pollution control equipments as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance / CREP guidelines.
3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
5. The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



6. Control Equipment:

**a. In-house measures :-**

1. All material transfer points should be covered.
2. The dust containment system shall be provided incorporating either of the following:
  - i) Barricading all around the periphery of the plot boundary of height minimum 20 feet or 5 feet above free fall air emission area. Whichever is height with tin sheets same may extend above with netlon clothing whenever required.
  - ii) Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
  - iii) Tree plantation along the periphery inside boundary of the RMC premises having minimum width of 5 meters, on all sides. The foliage of the trees shall adequately cover area upto about 20m height.
3. Internal work area shall be, cement concreted/Asphalted
4. Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out with industrial vacuum cleaner.
5. Two level type washing facility shall be provided at entry and exit points, for transit mixture vehicle.

**b. Raw material storage & handling:-**

1. Storage silos of cement & fly-ash shall be adequate capacity of dust Collection system such as multi - cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag houses, so as to limit dust emissions.
6. Storage area of sand & aggregates shall be equipped with roof top water sprinkler system.
7. The production plant shall be interlocked with air pollution control system.
8. Alternative power supply system should cover both the production and Air Pollution control system.
9. Industry shall provide treatment facility industrial effluent.
10. Industry shall provide disposal facility for treated effluent.
11. Industry shall provide disposal facility for solid waste.
12. Industry shall provide proper exhaust system in the premises.

**c. Ambient air quality as a distance of 10 mtr form source or the plant boundary whichever is nearer, shall meet the following standards**

Particulate Matter PM 10	Not to Exceed	100 ug/m <sup>3</sup>
Particulate Matter PM 2.5	Not to Exceed	60 ug/m <sup>3</sup>

**d. Solid waste treatment and disposal:**

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste. Industry shall comply with following additional conditions:

1. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year.
2. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
3. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.

### 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
NA						

#### 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 Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. 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.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.
11. 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 an extension or addition thereto.

12. 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.
13. The PP shall provide personal protection equipment as per norms of Factory Act
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website ([www.mpcb.gov.in](http://www.mpcb.gov.in)).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.

25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. 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.
30. 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 provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
32. 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).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and 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.

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**This certificate is digitally & electronically signed.**

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# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 022-27576034  
Fax: 022- 27576034  
Website: <http://mpcb.gov.in>  
Email: [sroraigad1@mpcb.gov.in](mailto:sroraigad1@mpcb.gov.in)



Maharashtra Pollution  
Control Board, Raigad  
Bhavan, 6th floor, Sector -  
11, C.B.D Belapur, Navi  
Mumbai.

GREEN/S.S.I (G37)  
No:- Format1.0/SRO/UAN  
No.0000191350/CO/2402000805

Date: 09/02/2024

To,  
M/S. Chariot Properties LLP  
RMC PLANT - S.No.-33(part), 61,62/1 (Part),  
At. Village- Ghot, Tal. Parnel, Dist. Raigad



**Sub: Consent to Operate under Green Category.**

- Ref:**
1. Consent to Establish granted by Board valid no. Format1.0/SRO/UAN No.0000191271/CE/2401002339, Date-23.01.2024.
  2. Your application No. MPCB-CONSENT-0000191350, Dated 26.12.2023.

Your application No.MPCB-CONSENT-0000191350 Dated 21.12.2023

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 under Rule 6 and Rule 18(7) of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The consent to operate is granted for a period up to 31/01/2030**
2. **The capital investment of the project is Rs.2 Crs. (As per C.A Certificate submitted by industry )**
3. **Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1	Ready Mix Concrete (Captive Purpose Only)	100	m3/day

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	0.0	As per Schedule-I	Not Applicable
2.	Domestic effluent	0.8	As per Schedule-I	On land for gardening

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

Sr No.	Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
NA				

6. **Non-Hazardous Wastes:**

Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
NA					

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste.

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

Sr No	Category No./ Type	Quantity	UoM	Treatment	Disposal
NA					

8. The consent is issued subject to direction issued by CPCB under section 18(1) (b) of Water (Prevention and Control of Pollution) Act, 1974, regarding classification of Industries dated 07th March 2016.
9. Operation of RMC plant shall be in daytime only. The Day time is reckoned in between 6 a.m. and 6 p.m. i.e. from sun rise to sunset.
10. The Board may make the standards stringent for the RMC/batching plants located within Corporation areas.
11. Captive plants shall carryout ambient air quality monitoring twice in a week for 24 hours.
12. The industry shall comply with the siting criteria as per RMC Notification dtd 16.10.2016.
13. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
14. The applicant shall make an application for renewal of consent to operate 60 days prior to the date of expiry of the consent.
15. This Consent is issued as per circular for Delegation of Power in respect of Consent Management dated 23/12/2020.
16. The industry shall obtain necessary permission from the Directorate of Industrial Safety and Health (DISH).
17. Industry shall obtain & submit local body NOC within one month of period. If, industry shall not be able to obtain and submit local body NOC within one month, this consent shall be suspended.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	75000.00	MPCB-DR-23338	26/12/2023	NEFT

**Balance fees of Rs. 45000/- shall be consider during renewal of consent to operate.**

**Copy to:**

1. Regional Officer, MPCB, Raigad
2. Chief Accounts Officer, MPCB,Sion, Mumbai



## **SCHEDULE-I**

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

1. A] Generation - As per your application the treated effluent generation is Nil.  
B] Treatment - NA  
C] Disposal - NA
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 0.8 CMD of sewage.  
B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

<b>Sr.No</b>	<b>Parameters</b>	<b>Standards (mg/l)</b>	
1	Suspended Solids	Not to exceed	100
2	BOD 3 days 27°C	Not to exceed	100

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification there of & 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 an extension or addition thereto.
4. 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.
5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act:

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	1.00
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.	Gardening	0

6. 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/ Environmental Clearance/ CREP guidelines.

## **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) to observe the following fuel pattern:

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
0	0		0.00	-	-	NA	-

2. The Applicant shall provide Specific Air Pollution control equipments as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance / CREP guidelines.
3. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
5. The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:



6. Control Equipment:

**a. In-house measures :-**

1. All material transfer points should be covered.
2. The dust containment system shall be provided incorporating either of the following:
  - i) Barricading all around the periphery of the plot boundary of height minimum 20 feet or 5 feet above free fall air emission area. Whichever is height with tin sheets same may extend above with netlon clothing whenever required.
  - ii) Water sprinkling/Chemical dust stabilizing agent spraying system along the periphery inside the premises of RMC.
  - iii) Tree plantation along the periphery inside boundary of the RMC premises having minimum width of 5 meters, on all sides. The foliage of the trees shall adequately cover area upto about 20m height.
3. Internal work area shall be, cement concreted/Asphalted
4. Daily cleaning / Removal of dust accumulation inside the plant (dry/wet) shall be carry out with industrial vacuum cleaner.
5. Two level type washing facility shall be provided at entry and exit points, for transit mixture vehicle.

**b. Raw material storage & handling:-**

1. Storage silos of cement & fly-ash shall be adequate capacity of dust Collection system such as multi - cyclone followed by bag house assembly.
2. Handling of Cement, sand, fly ash and aggregates shall be carried out with mechanical closed system only.
3. Manual operations shall be permitted only in a closed shed, equipped with dust control system at the loading point as well as roof top secondary dust control system.
4. All Conveyor belts of Sand, aggregate shall be covered with tin sheets and at points dust collection system to be installed to avoid secondary fugitive emissions.
5. Mixing section of cement, aggregate & sand shall be equipped with adequate capacity dust collection system, such as multi-cyclone followed by bag houses, so as to limit dust emissions.
6. Storage area of sand & aggregates shall be equipped with roof top water sprinkler system.
7. The production plant shall be interlocked with air pollution control system.
8. Alternative power supply system should cover both the production and Air Pollution control system.
9. Industry shall provide treatment facility industrial effluent.
10. Industry shall provide disposal facility for treated effluent.
11. Industry shall provide disposal facility for solid waste.
12. Industry shall provide proper exhaust system in the premises.

**c. Ambient air quality as a distance of 10 mtr form source or the plant boundary whichever is nearer, shall meet the following standards**

Particulate Matter PM 10	Not to Exceed	100 ug/m <sup>3</sup>
Particulate Matter PM 2.5	Not to Exceed	60 ug/m <sup>3</sup>

**d. Solid waste treatment and disposal:**

Solid waste from transit mixture washing, muck (debris/sludge) generated from RMC shall either be reused through recovery unit/ Reclaiming system OR disposed off at a designated approved site by local body, for debris / construction waste. Industry shall comply with following additional conditions:

1. The RMC plants where the norms are not followed and the technology is old (Star type) shall be discarded within 1 year. Existing RMC plant shall implement the suggested guidelines within a year. The renewal of Maharashtra Pollution Control Board's consent shall be considered only after implementation of new guidelines. The RMC's having valid consent of Maharashtra Pollution Control Board shall amend their consent in compliance with guideline within a year.
2. Operation of RMC plant shall be in day time only. However in notified MIDC area, notified industrial parks, outside corporation area timing are not applicable. The Day time shall mean from 6 a.m. to 10 p.m.
3. The industry strictly follows the Guidelines for Ready Mix Concrete Plant (RMC) for sitting criteria of RMC Plant in the State of Maharashtra as per notification dated 7/11/2016.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O	100000	15 days	owards compliance of consent condition	31/01/2030	30/04/2030

#### 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 Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant
3. 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.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can be downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.
11. 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 an extension or addition thereto.

12. 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.
13. The PP shall provide personal protection equipment as per norms of Factory Act
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.
15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website ([www.mpcb.gov.in](http://www.mpcb.gov.in)).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.

25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. 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.
30. 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 provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
32. 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).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and 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.

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**This certificate is digitally & electronically signed.**

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