

**SIX MONTHLY COMPLIANCE REPORT OF
STIPULATED CONDITIONS OF
ENVIRONMENTAL CLEARANCE
(June 2022-December 2022)**

Of

Proposed Commercial complex

At

CTS no.109A,109A/1,to 109A/21A,110, 110/1 to 13 & 111 At kamani Kurla(w) Mumbai

M/s. Neptune Realtors Pvt.Ltd,

Neptune House, Karma stambh, Opp MTNL Office, LBS
Road, Vikhroli (W), Mumbai-400083

Submitted to

**Maharashtra Pollution Control Board (Mumbai),
Environment Department, Mantralaya and
Ministry of Environment and Forests and Climate Change
(Regional Office)**

Project Details:

Sr. No.	Project details	
1.	Name of the project	Amendment in EC for proposed commercial complex at Kurla (W), CTS no.109A,109A/1,to 109A/21A,110, 110/1 to 13 & 111 AT kamani Mumbai
2.	Name of the project proponent	M/s. Neptune Realtors Pvt.Ltd Neptune House, Karma stambh, Opp MTNL Office, LBS Road, Vikhroli (W), Mumbai-400083
3.	Clearance Identification No. and Date	SEIAA-2015/CR-250/TC-3 dated 5th November 2015
4.	Area Statement:	
5.	Total Plot area (Sq.mt)	35,890.73
6.	FSI Area (Sq.mt)	78,822.42
7.	Non-FSI Area (Sq.mt)	60,921.70
8.	Total Construction area (Sq.mt)	1,39,744.12
9.	Water Requirement of the project (CMD)	426
10.	STP details	STP Technology: MBBR Technology Capacity of STP: 350 m ³ /Day Location: Basement
11.	Solid waste details (During Pre-Construction Phase)	Dry Waste: 788.2 kg/d Wet Waste :1576.4 kg/d

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I**DATA SHEET**

Date: 15.03.2023

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Construction Project –Commercial Complex
2.	Name of the project	:	Proposed commercial complex at CTS no 109A,109A/1, to 109A/21A, 110/1 TO 13 &N111 at Kamani, Kurla (w), Mumbai
3	Clearance Identification No. and Date	:	SEIAA-2015/CR-250/TC-3 Dated 5th November,2015
4.	Location	:	Village-Kurla
	a. District (S)	:	Mumbai
	b. State (S)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude- 19°5'12.89"N Longitude- 72°53'8.49"E.
5.	Address for correspondence	:	M/s. Neptune Realtors Pvt. Ltd Neptune house, karma stambh, Opp MTNL office, LBS Road, Vikhroli (W), Mumbai-400083
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Mr. Anand Parte CTS no 110 A/B/C of village kurla-II, Junction of Kale & LBS marg, Kamani, Kurla west, Mumbai. Pin code: 400070 Telephone no: 022-33514000
	b. Address of Executive Project:	:	CTS no 110 A/B/C of village kurla-II,

		Engineer/Manager (with pincode/ Fax numbers)		Junction of Kale & LBS marg, Kamani, Kurla west, Mumbai. Pin code: 400070 Telephone no: 022-33514000
6.	Salient features		:	
	a.	of the project	:	Annexure A
	b.	of the environmental management plans	:	Annexure B
7.	Break up of the project area		:	
	a.	submergence area forest & non-forest	:	Non-Forest
	b.	Others	:	Annexure – A
8.	Break up of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		:	Not Applicable
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	:	Cost of the project: Rs 500 Cr

	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Yes. Attached as Annexure B
	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.	:	Yes. Refer Annexure - C
	e.	Actual expenditure incurred on the environmental management plans so far	:	EMP cost till date is approximately 250 Rs. Lakhs
10.	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information		:	Not Applicable
12.	Status of construction		:	
	a.	Date of commencement (Actual and/or planned)	:	18th Sept 2009

	b.	Date of completion (Actual and/ of planned)	:	20th August 2028
13.		Reasons for the delay if the Project is yet to start	:	
14		Dates of site visits	:	20.2.2023
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet visited
	b.	Date of site visit for this monitoring report	:	-
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits	:	Not Applicable
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	-

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide letter no.

SEIAA-2015/CR-250/TC-3 Dated 5th November,2015:

Sr. No.	Conditions	Status		
Conditions				
I	The height, Construction build up area of proposed construction shall be in accordance with existing FSI/FAR norms of the urban local body & before according commencement certificate to proposed work.ULB should also ensure the zoning permissibility for the proposed project as per approved development plan of the area	Area statement as per EC received	In sq. m	Building Height
		Total FSI area	1,11,907.86	Wing A: 23.80 m
		Total Non-FSI area	61,649.83	Wing B: 10.95 m
		Construction done till date	1,39,744.12	Service yard: 8.40 m
		BUA: 1,39,744.12 sq. m.		
II	“Consent for Establishment “shall be obtained from Maharashtra Pollution Environment department before start of any construction work at the site	CTE obtained on 15/12/2008 Copy is attached as Annexure-I		
III	All requirement sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase	Temporary sanitation with separate toilet with septic tanks, soak pits for workers have been provided on site.		
IV	A Frist Aid Room will be provided in the project both during Construction and Operation of the Project	Noted.		
V	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, Safe drinking water, medical health care, crèche etc.	Noted		

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VI	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.	An adequate drinking water and onsite sanitation facility has been provided to the construction workers. The sewage generation from the labor hutments is drained in municipal sewer lines as the sewage generation is 321 KLD
VII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping
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	Landscape area: Total RG provide:7,635.20 Sq. m
IX	Disposal of musk during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority	We have provided designated areas for temporary storage of mucks and are being handed over to concerned Authority on daily basis.
X	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	The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants as the project is construction of residential building. Hence, there is no threat of contamination to sub-soil and ground water.
Xi	Construction spoils, including bituminous material and other hazardous materials must	PP has Noted the condition.

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	not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water	
XII	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.	Negligible quantities of oil spillage from construction machineries and Vehicles is being generated which is disposed off as per rules and norms of MPCB.
XIII	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	Agreed. DG set Power back up: 2 x 1 MVA Low Sulphur High speed diesel will be used as fuel for the DG sets. The DG sets will be as per EPA rule. Stack will be provided as per CPCB rules for Dispersion of pollutants.
XIV	The diesel required for operating DG Sets shall be stored in underground tanks and required, clearance from concern authority shall be taken	During operation phase DG set will be installed as per CPCB norms. DG set is yet to be installed
xv	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	Vehicles used for transportation of material are with valid PUC as per Government norms

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xvi	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.	During construction adequate measures are taken to maintain air quality and noise levels within the Prescribed limits. Water sprinkling would be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the prescribed limits. The plot is barricaded to avoid spread of pollutants.
xvii	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	PP has reported that The project is using fly ash as a part of Composition.
xviii	Ready mixed concrete must be used in building construction	PP has reported that the project is using design mix on site for Construction.
xix	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake, adequacy of firefighting equipment's etc as per National	

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	Building code including measures from lighting	
xx	Storm water control and its re-use as per CGWB and BIS Standards for various applications	PP has reported that Storm / Rainwater drainage system from the roof terrace of the buildings will be collected. It will also be collected from various levels of building, including balcony drains This water will be stored in the rain water harvesting tank by means of draining, storing part rain water, its re-use and surface runoff water
xxi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred	For construction purpose ready mix Concrete is being used.
xxii	The ground water level and its quality should be monitored regularly in construction with ground water Authority	We are providing one recharge pit for ground water recharge during Operational phase.
xxiii	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made	Noted. PP will submit certificate after installation of STP.

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	to mitigate the odour problem from STP.	
xxiv	The Project proponent agreed for written commitment for handing over O&M of Environmental Management Plan including STP after completion of the project and will provide corpus for at least 5 years while handing over to the society	
xxvii	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Ground water is being recharged through one recharge pit during Operational phase. This project will not draw any ground water for construction activity
xxviii	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.	PP has reported that Dual plumbing System will be provided.
xxix	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	Yes. Low pressure water fixtures are proposed
xxx	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	During operational phase generated solid waste would be collected and Segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method. Solid waste generation details: a. Total solid waste: 2,364.6 Kg/Day b. Biodegradable waste:1576.4 Kg/Day c. non-biodegradable waste: 788.2

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		Kg/Day
Xxxi	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.	P has reported that the residential Building has glass percentage around 25%. In commercial building glass will be used only for the window panes and shall be chosen such that SHGC (Solar Heat Gain Co efficient) suitable for composite to warm and humid climate
Xxxii	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.	PP has reported that ECBC is only applicable for centrally air-conditioned buildings and hence it is not applicable
xxxiii	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed of /sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility solar plus hybrid non-conventional energy source as source of energy	PP has reported that they will be using solar power for street light with LED lamps, no other internal area is considered to use solar Power. They will be using energy efficient lamps such as LED in common Areas.
Xxxiv	Diesel power generating sets proposed as source of back up power of elevators and common area illumination during operation phases should be of enclosed type and conform to rules made under the Environmental(Protection)Act,1986. The height of stack of DG Sets should be equal to	PP has reported that During operation phase DG set will be Installed as per CPCB norms. DG sets will be operated only in case

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	the height needed for the combined capacity of all proposed DG Sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra pollution control board	Of power failure as a backup facility.
xxxv	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	PP has reported that project will not have any activity that can generate Noise which will exceed limits.
Xxxvi	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Public road and public area are not being used for project activity purpose and are free from smooth traffic Movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles. 4 Wheelers – 1,127 Parking Area -52,237.90 Sq.m
xxxvii	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	
xxxviii	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and	PP has reported that The buildings

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	ventilation	are designed as per good design Practices and as per MCGM laws. The plans are approved by MCGM
xxxix	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surrounding	Regular supervision of site is being Carried out.
XI	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	Received Environmental Clearance from MoEF identification SEIAA-2015/CR-250/TC-3 Dated 5 th Nov 2015
Xli	Six Monthly monitoring reports should be submitted to the Department and MPCB	PP has Noted the condition
Xliii	In the case of any changes (s) in the scope of the project, the project would require a fresh appraisal by this Department	PP has Noted the condition
Xliv	No land development/ construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities	PP has Noted the condition
xlvi	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The Existing environment management cell have qualified staff that is looking after the EHS activities And during operational phase society chairman will timely keep update of environment services.
xlvi	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These costs shall be included as part of the project cost. The funds earmarked for the	Separate funds are allocated for environment protection measures

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	environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department	
xlvi	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	Noted
Xlvii	Project management should submit half yearly compliance reports in respect of stipulated prior environment clearance terms and conditions in hard & Soft copies to the MPCB & this department on 1 st June & 1 st December of each calendar year.	PP agreed. PP will Submit six monthly report on the status of the compliance of the stipulated EC conditions to Environment Department – Mantralaya, MPCB & Mo
xlix	A copy of 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 of the proponent	Noted
1	The proponent shall upload the status of compliance of the stipulated EC Conditions, including results of monitored data on their websites 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 criterion pollutant levels namely SPM, RSPM, SO ₂ NO _x (ambient levels as well as stack emission) or critical parameter, indicated for the project shall be monitored and displayed	We are submitting six monthly report copies to MPCB, CPCB and MoEF

	at convenient location near the main gate of the company in the public domain	
li	The project proponent shall also submit six monthly reports of the status of compliance of the stipulated EC Condition 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	PP has Noted the condition
lii	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.	PP has Noted the condition
liii	The environmental clearance is being issued without prejudice to the court case pending in the court of law and it does mean that project proponent has not violated any environmental laws in the past and whatever decision of the hon'able 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	PP has Noted the condition
4	Project Proponent should submit exactly same documents for approvals of building plans to the concern authority as per documents submitted to the SEIAA for prior Environmental Clearance	PP has Noted the condition
5	Project proponent shall not make any changes in layout plan/Mater plan submitted to the Authority without prior permission and shall submit approved layout plan to Department	PP has Noted the condition

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	before commencement of construction work	
6	In case of submission of false document and non-compliance of stipulated condition Authority/Environmental Department will revoke or suspend the Environmental Clearance without pay intimation and initiate appropriate legal action under Environmental Protection Act,1986	PP has Noted the condition
7	The Environment department reserves that right to add any stringent condition or to revoke the clearance if condition stipulated are not implemented to the satisfaction of the department or for that matter for any other administrative	PP has Noted the condition
8	Validity of Environment clearance The environmental clearance accorded shall be vaild for a period of 5 years	PP has Noted the condition
9	In Case of any deviation or alternation in the project proposed from those submitted to this department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required if any	PP has Noted the condition
10	The above stipulated would be enforced among others under the Water (Prevention and control of pollution)Act 1974, the Air (Prevention and Control Pollution)Act,1981,the Environmental (Protection) Act, 1986 and rules there under, Hazardous waste (Management and Handling)Rules,1989 and its amendment, the public Liability Insurance Act,1991 and its amendments	PP has Noted the condition

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List of Annexure

S.no	Annexure Name
1	EC Copy

Annexure 1 : EC Copy

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2015/CR-250/TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 5th November, 2015

To,

M/s. Neptune Realtors Pvt. Ltd
Neptune House, Karma Stambh,
Opp MTNL Office, LBS Road,
Vikhroli (W), Mumbai- 400 083.

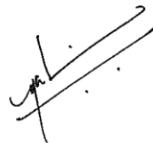
Subject: - Amendment in EC for proposed commercial complex at CTS no.109A, 109A/1, to 109A/21A, 110, 110/1 to 13 &111 at Kamani, Kurla(W), Mumbai by M/s. Neptune Realtors Pvt. Ltd

Reference- Even number environment clearance letter dated 18th September, 2009 & revalidate on 4th December, 2014.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC in its 13th meeting and recommended to SEIAA. SEIAA in its 13th & revalidate in 74th meetings decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no No-21-250/2008-IA-III dated 18th September, 2009 & revalidate on 4th December, 2014. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/ TC-3 dated 29th November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.



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In the 85th SEIAA meeting, the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the total construction area has been proposed to be reduced by 33.46% and there is consequent reduction in other environmental parameters.

No.	Particulars	Details		
1.	Name of Project	Neptune's Evolution		Piramal Agastya
2.	Project Status	1. Environmental Clearance granted vide EC letter No. 21-250/2008-IA.III dated. 18 th September, 2009 2. Revalidation letter issued on 4th December 2014		
3.	Type of Project	Construction Project- Commercial Complex		
4.	Location of The Project	C.T.S. No. 109A, 109A/1 to 109A/21A, 110,110/1 to 13 & 111 at Kamani, Kurla (West), Mumbai.		
5.	Whether In Corporation / Municipal / Other Area	Municipal Corporation of Greater Mumbai		
6.	Project Details	As per Earlier EC	New Proposal	Remarks
7.	Name of Project Proponent	M/s. Neptune Realtors Pvt. Ltd.	M/s. Neptune Realtors Pvt. Ltd.	
8.	Plot Area	66,539.10 sq. m.	35,890.73 sq. m	Part plot reserved in New D.P.
9.	F.S.I. Area	1,14,706.92 sq. m	78,822.42 sq. m	Area Reduced by 31.28 %
10.	Non F.S.I. Area	95,304.00 sq. m.	60,921.70 sq. m	Area Reduced by 36.08 %
11.	Construction Area	2,10,010.92 sq. m	1,39,744.12 sq. m	Area Reduced by 33.46 %

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No. of Buildings	4 Nos.	3 Nos.	Reduced by 1 No.
Building Configuration	1 No. - Basement + Ground + 7 Floors 1 No. - Basement + Ground + 5 Floors 1 No. - Basement + Ground + 2 Floors 1 No. - Basement + Ground + 2 Floors	Wing A: Basement + Ground + 6 Floors Wing B: Basement + Ground + 2 Floors Wing C: Basement + Ground + 3 Floors	Changed as per New Design
Estimated Cost of the Project	Rs. 438.00 Corers. (As per 2009)	Rs. 500 Corers.	Increased as per Present Market Value
RG Area	18,583.00 sq. m.	7,635.20 sq. m	Revised as Plot size is reduced
Rain Water Harvesting	Holding Tank of 20 m ³ shall be provided, 10 Nos. of recharge bore wells shall be provided .	130m ³ rainwater harvesting tank is considered and consideration will be given to providing recharge bore wells	Revised as Plot size is reduced
Storm Water Drainage	Quantity : 1735 l/s	Peak rainfall of 981 l/s is considered at a peak intensity of 125mm/hr	Revised as Plot size is reduced
Size of SWD	900 mm wide	550mm wide x 900mm high or 400Ø at a discharge velocity of 2m/s	Revised as Plot size is reduced



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Parking Provided	4 Wheelers: 1,400 Nos. Parking area: 82,812.00 sq. m.	4 Wheelers: 1,127 Nos. Parking Area : 52,237.90 sq. m.	Reduced as per New Norms
Water Requirement	Total: 1366 m ³ /day	426 m ³ /day	Reduced as Less BUA
Wastewater generation and disposal	819 m ³ /day	321m ³ /day	Reduced as Less BUA
STP Capacity	866 m ³ /day	350 m ³ /day	Reduced as per New Design
STP Technology	SAFF	Moving Bed Bio-Film Reactor (MBBR) technology	Better Technology
Total Solid waste (Dry and Wet Waste)	Dry waste: 2120 kg/day Wet waste: 2119 kg/day	Dry waste: 788.2 kg/day Wet waste: 1576.4 kg/day	Reduced as per New Design
Solid Waste Disposal	Wet garbage will be treated in an Organic waste converter (OWC) and the dry garbage will be disposed off to municipal garbage collection	Wet garbage will be treated in an Organic waste converter (OWC) and the dry garbage will be disposed off to municipal garbage collection	No Change
STP Sludge(Dry Sludge)	121 Kg/day	64 kg/day	Reduced as per New Design
Disposal	Dried sludge from STP will be used as manure	Dried sludge from STP will be used as manure	Reduced as per New Design
Power Requirement	Total power requirement: 15555 KVA	Total power requirement: 10.8 MVA	Changed as per New Design



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	DG Sets	6 X 2000 KVA	2No 1.0MVA Generators	Changed as per New Design
	EMP Cost	Capital Cost(INR): 190 Lakhs O & M Cost (INR): 19Lakhs	Capital Cost (INR): 250 Lakhs O & M Cost(INR) : 24 Lakhs	Increased as per Present Cost

Terms and conditions stipulated in even number environment clearance letter dated 18th September, 2009 remains the same.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. Commissioner, Municipal Corporation, Greater Mumbai (MCGM)
6. Regional Office, MPCB, Mumbai
7. Collector, Mumbai
8. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
9. Select file (TC-3)

(EC uploaded on 17/11/2015)

Previous EC Copy

MOEF

Government of Maharashtra

No: 21-250/2008-IA.III
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya Annexe,
 Mumbai 400 032
 Dated: 18th September, 2009

To,
 M/s. Neptune Realtors Pvt. Ltd.
 Neptune house, Karma Stambh, Opp. MTNL office,
 LBS road, Vikhroli (w), Mumbai - 400 083

Subject: - Proposed project- Neptune Evolution -at Kurla, Mumbai by M/s: Neptune Realtors Pvt. Ltd -Environmental clearance regarding.

Sir,

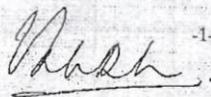
This has reference to your communication letter dated 21st April, 2008 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee (Maharashtra) in its 2nd, 4th, 7th, 12th & 13th meetings. SEAC in its 13th meeting recommended your proposal for prior Environment Clearance to State Level Environment Impact Assessment Authority (SEIAA) subject to submission of additional information on the points raised by SEAC. Subsequent information submitted by you, vide even number letter dated 1st September, 2009 has been considered by State Level Environment Impact Assessment Authority in its 13th meeting held on 4th September, 2009.

2. It is noted that the proposal, is for grant of environmental clearance for proposed project- Neptune Evolution -at Kurla, Mumbai by M/s. Neptune Realtors Pvt. Ltd.

Project information from documents submitted by you & considered by SEAC & SEIAA is summarized as below-

Name of the Project	: Neptune's Evolution
Project Proponent	: M/s. Neptune Realtors Pvt. Ltd.
Location of the project	: C.T.S. No. 109A, 109A/1 to 109A/21A, 110, 110/1 to 13 & 111 at Karnant, Kurla (west), Mumbai.
Type of Project	: Construction Project 8(b)
Total Plot Area	: 66539.10 m ²
Total built up area	: 1,14706.92m ²
No. of Buildings	: 4 buildings
Estimated cost of the project	: Rs. 438.00 Crores

Water Requirement: 1366 m³/day, Source: MCGM
 Wastewater generation and disposal: Total Domestic Sewage of about 819 m³ per day shall be generated and disposed off in BMC Sewerage through closed pipelines. The Capacity of Sewage Treatment Plant is 866 m³ per day

 -1-

Solid Waste Generation:**Construction Phase:**

Debris includes concrete waste, broken bricks, metallic scrap, which will be disposed off through vendors. Excavated soil: 450177 m³ will be used for land leveling whereas the topsoil layer will be used as green belt development. This material shall be used for backfilling and leveling raises the plinth height from ground/road gradient etc.

Operation Phase:

Wet quantity: - 2119Kg/day

Dry quantity: - 2120 kg/day

Disposal: Wet garbage will be treated in an Organic Waste Converter (OWC) and the dry garbage will be disposed off to municipal garbage collection.

STP Sludge (Dry sludge): Quantity: - 121 Kg/day

Disposal: - Dried sludge from STP will be used as manure

Green Belt Development: Total RG area 18,583.00 m² & 929 nos. of trees will be planted.

Rain water Harvesting: Holding tank of 20 m³ shall be provided, 10 nos. of recharge Boer wells shall be provided.

Storm water Drainage: Quantity of storm water: 1735l/s
Size of SWD: 900 mm wide.

Traffic Management: Parking area: 82,812m² parking will be provided for 1400 vehicles.

Energy:

During Construction Phase: Total power requirement will be 2250 KVA;
DG set of 2 x 70 KVA will be provided as emergency back up.

During operation Phase: Total power requirement will be 15555 KVA;
DG set of 6 x 2000 KVA will be provided as emergency back up

Energy Conservation Measures:

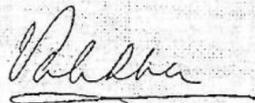
- Energy efficient fluorescent tube lights & CFL lamps which give approx. 30 % more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs.
- All fluorescent light fixtures will be specified to incorporate electronic chokes, which have less watt-loss, compared to electromagnetic chokes and result in superior operating power factor. Electronic chokes also improve the life of the fluorescent lamps.
- The UPS will be specified with high input power factor (close to unity) so that input KVA is restricted.
- UPS system is proposed with harmonic distortion restricted to less than 5 % compared to far greater than 10% in many conventional UPS systems.
- Bus bars in all distribution panels are specified as copper bus-bars to reduce losses and improve reliability.
- Copper conductor cables will be specified for sizes of 16 sq. m. and below, this will reduce losses and improve reliability.
- All cables shall be de-rated to avoid heating during use. This also indirectly reduces losses and improves reliability.
- Variable frequency drives will be incorporated on motor feeders, which will save considerable energy.
- Power factor of the complete electrical system will be maintained close to unity. This will reduce electrical power distribution losses in the installation.

- An APFC rely based on thirster switching will be proposed to effect the power factor correction/improvement within a few cycles of deviations from the setting and also to reduce inrush currents.
- Solar operated pole lights shall be proposed to power pathway lights at some strategic locations.
- Presence sensors and day light sensors will be provided where ever feasible. General lighting of common spaces will be planned to provide the following illumination levels. General lighting shall be through energy efficient fluorescent lamps and illumination levels shall be generally in line with National Building Code.
- 5% of common area / Staircase/basement parking corridor lights shall be designated as emergency lights and shall be connected to individual inverters for uninterrupted illumination.

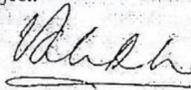
Environmental Management Plan: EMP capital cost will be Rs. 190.00 lakhs & Rs. 19 lakhs will be O & M recurring cost

3. The proposal has been considered by SEIAA in its 13th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

- (i) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ii) "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) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iv) A First Aid Room will be provided in the project both during construction and operation of the project.
- (v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc.
- (vi) 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.
- (vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (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) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (x) 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.



- (xi) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xii) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xiii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xiv) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xv) 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.
- (xvi) 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.
- (xvii) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xviii) Ready mixed concrete must be used in building construction.
- (xix) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xx) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxi) Water demand during construction should be reduced by use of pre mixed concrete, curing agents and other best practices referred.
- (xxii) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxiii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiv) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxv) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxvi) The Project proponent agreed for written commitment for handing over O & M of Environment Management Plan including STP after completion of the project and will provide corpus for at least 5 years while handing over to the society.
- (xxvii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

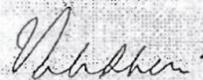


- (xxviii) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxix) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxx) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (xxxi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxxiii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
- (xxxiv) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxxv) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxvi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxvii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxviii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxix) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xl) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xli) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlii) A complete set of all the documents submitted to Department should be forwarded to the MPCB.
- (xliii) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

- (xliv) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (xlv) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlvi) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (xlvii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://envis.maharashtra.gov.in>.
- (xlviii) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- (xliv) 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.
- (i) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical vectoral 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.
- (ii) 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.
- (iii) 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.
- (iii) 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 does not give immunity to the project proponent in the case filed against him.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance



5. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
6. 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.
7. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
9. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
10. 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.



(Valsar R. Nair Singh)
Secretary, Environment
Department & MS, SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai.

8. Commissioner, BrihanMumbai Municipal Corporation.
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003.
10. Director(TC-1), Dy Secretary(TC-2), Scientist-1, Environment department
11. Select file (TC-3).

Government of Maharashtra

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032
Date: 4th December, 2014

To,
M/s. Neptune Realtors Pvt. Ltd.
At Kamani, Kurla (W),
Mumbai

Subject: Extension in Environment clearance for Neptune's Evaluation project at Kamani, Kurla (W), Mumbai by M/s. Neptune Realtors Pvt. Ltd

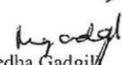
Reference- Even number environment clearance letter dated 18th September, 2009.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEIAA & granted EC vide letter dated 18th September, 2009. The revalidation proposal in the EC letter was considered in the 74th SEIAA meeting. It was noted that, the earlier EC was issued under EIA Notification, 2006. As the Project Proponent had applied within validity period, SEIAA decided to extend the EC for further period of 5 years subject to condition that, this would be the last extension granted to the project.

Terms and conditions stipulated in even number environment clearance letter dated 18th September, 2009 remains the same.


(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Mumbai.
7. Collector, Mumbai
8. Commissioner, Municipal Corporation Greater Mumbai
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 5/12/14)

TEST REPORT						Reporting Date:24/02/2023
Sample / Report No.	URL/NS/22-23/02/A/361					
Name of Customer	Enviro Policy Research India Pvt. Ltd.					
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604					
Name Of Location	Project Site Located at Kurla, Mumbai					
Monitoring For	Ambient Air					
Sample Drawn by / Date	Laboratory / 20/02/2023					
Parameters	PM ₁₀ (µg/m ³)	CO (mg/m ³)	NO _x (µg/m ³)	PM _{2.5} (µg/m ³)	SO ₂ (µg/m ³)	
Analytical Method	IS 5182 (Part 23):2006	IS 5182 (Part 10):1999	IS 5182 (Part 6):2006	IS 5182 (Part 23):2006	IS 5182 (Part 2):2001	
Results	78.5	1.9	29.6	35.6	20.1	
						 Mr.Nandkishor Gaidhani (Director) Authorized Signatory

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-End of Report-

page 1 of 1

TEST REPORT

Reporting Date: 24/02/2023

Sample / Report No.	URL/NS/22-23/02/A/362
Name of Customer	Enviro Policy Research India Pvt. Ltd.
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604
Monitoring For	Ambient Noise
Sample Drawn by / Date	20.2.2023
Location	Project Site at Kurla, Mumbai
Day Time Average (dB)	68.2
Night Time Average (dB)	43.9




Mr. Nandkishor Gaidhani
 (Director)
 Authorized Signatory

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Page 1 of 1

-End of Report-

TEST REPORT

Reporting Date: 24/02/2023

Sample / Report No.	URL/NS/22-23/02/S/363		
Name of Customer	Enviro Policy Research India Pvt. Ltd.		
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604		
Nature of Sample	Soil		
Sample declaration as provided by customer:			
Name of Sample	Soil		
Sample Collected by / Date	20/02/2023	Sample Received On	20/02/2023
Sample Quantity	1 kg	Start of Analysis	20/02/2023
Sample Container	Plastic Bag	End of Analysis	24/02/2023
Limits of Reference	NA		
Parameters	Location	Units	Method
	Project Site Located at Kurla, Mumbai		
pH of 10% Solution	7.3	-	IS 2720 (Part 26):1987 RA:2016
Colour	Brown	-	Visual Observation
Texture	Loamy	-	URL/LAB/SOP/06
Electrical Conductivity EC	256.3	µS/cm	IS 14767:2000 RA 2021
Bulk Density	1559	Kg/m ³	URL/LAB/SOP/08
Organic Content	1.55	%	IS 2720 (Part 22):1972 RA:2020
Water Holding Capacity	50.7	%	URL/LAB/SOP/07
Calcium as Ca	125.4	mg/100 gm	EPA 3050 B
Chloride as Cl	117.6	mg/100 gm	URL/LAB/SOP/04
Magnesium as Mg	60.3	mg/100 gm	EPA 3050 B
Potassium as K	57.5	mg/kg	EPA 3050 B
Sodium as Na	40.7	mg/kg	EPA 3050 B
Sulphate as SO ₄	32.6	mg/100 gm	URL/LAB/SOP/05
Copper as Cu	10.2	mg/kg	EPA 3050B
Lead as Pb	<2	mg/kg	EPA 3050B
Zinc as Zn	5.9	mg/kg	EPA 3050B
Total Kjeldahl Nitrogen as N	1.5	%	IS14684:1999 RA:2019
Available Phosphorus as P ₂ O ₅	0.5	mg/100gm	EPA 3050 B
Iron as Fe	389	mg/kg	EPA 3050 B

Note: NA- Not Applicable, NS- Not Specified.




 Mr. Nandkishor Gaidhani
 (Director)
 Authorized Signatory

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- End of Report -

Page 1 of 1

TEST REPORT

Reporting Date:24/02/2023

Sample / Report No.	URL/NS/22-23/02/W/364		
Name of Customer	Enviro Policy Research India Pvt. Ltd.		
Address of Customer	607, Oriana Business Park, Road no 22, Wagle Estate, Thane (W), 400604		
Nature Of Sample	Water		
Sample declaration as provided by customer:			
Name of Sample	Ground water		
Sample Collected by / Date	Laboratory -20/02/2023	Sample Condition	20/02/2023
Sample Quantity	2 Lit	Sample Received On	20/02/2023
Sample Container	Plastic Can	Start of Analysis	24/02/2023
Limits of Reference	NA		
Parameters	Location	Units	Method
	Project Site Located at Kurla, Mumbai		
Electrical Conductivity	4078	µmho/ cm	APHA 2510 B 23 rd Ed. 2017
Colour	3.8	Hazen	IS 3025 (Part 4):2021
pH at 25 °C	7.7	-	APHA 4500 ⁺ -HB 23 rd Ed. 2017
Nitrate as NO3	28.9	mg/l	APHA 4500 NO3-B 23rd Ed.2017
Nitrite as NO2	ND	mg/l	IS 3025 (Part 34)1988: RA:2019
Phosphorous as Phosphate	0.9	mg/l	URL/LAB/SOP/FOOD/006
Potassium	32.5	mg/l	URL/LAB/SOP/FOOD/006
Calcium	48.3	mg/l	IS 3025 (Part40):1991
Magnesium	28.5	mg/l	IS 3025 (Part 46):1994
Carbonate	25.7	mg/l	IS 3025 (Part 23):1986
Bicarbonate	224.9	mg/l	IS 3025 (Part 23)
Total Hardness as CaCO3	148.6	mg/l	IS 3025 (Part 21): 2009
Total Alkalinity as CaCO3	132.5	mg/l	IS 3025 (Part 23):1986
Chloride as Cl	37.9	mg/l	IS 3025 (Part 32): 1988
Sulphate as SO4	68.2	mg/l	APHA 4500 SO ₄ E 23 rd Ed. 2017
Chemical Oxygen Demand	18.5	mg/l	IS 3025 (Part 58):2006
Fluoride	0.3	mg/l	APHA 4500-F-D 23rd Ed.2017
Boron	0.5	mg/l	URL/LAB/SOP/FOOD/006
Total Dissolved Solids	387	mg/l	IS 3025 (Part16):1984
Total Suspended Solid	25.3	mg/l	IS 3025 (Part 17)-2017
Note:NA- Not Applicable, NS- Not Specified, ND-Not Detected .			



Nandkishor
Mr. Nandkishor Gaidhani
(Director)
Authorized Signatory

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ANNEXURE - A

1. PROJECT DETAILS

Sr. No.	Description	Details
1	Area Details	Total Plot area: 35,890.73 Sq.m FSI Area: 78,822.42 Sq.m Non-FSI: 60,921.70 Sq.m Total BUA area: 1,39,744.12 Sq.m
2	Building Configuration	Wing A: Basement +Ground+6 Floors Wing B: Basement + Ground+2 Floors Wing C: Basement + Ground +3 Floors
3	Total Water Requirements (CMD)	426 m ³ /day
4	Sewage Generation (CMD) & % of Sewage discharge in sewer line	Sewage generation :321 m ³ /day
5	STP Capacity & Technology	Capacity of STP (CMD): 350 KLD STP Technology: MBBR Technology
6	STP Location	Basement
7	Total Solid Waste Quantities	Dry Waste: 788.2Kg/day Wet Waste :1576.4 Kg/day
8	R.G. Area (sq. m).	7,635.20 Sq.m
9	Power requirement	Total power requirement :10.8 MVA
10	D.G. set capacity	2 No 1.0MVA Generators
11	Parking 4W & 2W	4 Wheelers: 1,127 Nos. Parking Area: 52,237.90 Sq.m

Sr. No.	Description	Details
12	Project Cost in (Cr.)	500
13	Rain Water Harvesting	130 m3 rainwater harvesting tank is considered and consideration will be given to providing recharge bore wells
14	EMP Cost	Capital cost (INR):250 Lakhs O & M Cost (INR):24 Lakhs
15	CER Details (with justification, if any)	NA

ANNEXURE - B

EMP for Construction Phase

EMP FOR AIR ENVIRONMENT

- **Construction Phase (EMP for Air Environment):**

To mitigate the impacts of PM₁₀ & PM_{2.5} during the construction phase of the project, the following measures are recommended for implementation:

Dust Control Plan:

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

Vehicle Emission Controls and Alternatives

- During construction, vehicles will be properly maintained to reduce emission. As it is a construction project, vehicles will be generally having “PUC” certificate.
- Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation

Procedural Changes to construction activities**Idle time reduction:**

Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cool down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at present time and reduces emissions, without intervention from the operators.

Improved Maintenance:

Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular

maintenance requirements.

Reduction of On-Site Construction Time:

Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

▪ **Operation Phase (EMP for Air Environment):**

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Project, following measures are recommended for implementation:

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

EMP FOR NOISE ENVIRONMENT**Construction Phase (EMP for Noise Management):**

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation:

Noisy construction equipment has not been allowed to use at night time.

Job Rotation and Hearing Protection:

Workers employed in high noise areas are not employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Other Measures:

- Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road)
- During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles

- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries
- Avoid unnecessary use of plant and machinery
- Use acoustic barriers whenever possible
- Use line flat bed lorries or storage bin with noise attenuating materials
- Handle materials carefully; for example, scaffolding and fittings should be carried and placed; not thrown or dropped
- Ensure that materials are delivered and installed during normal working hours
- Ensure site supervision during installation
- Maintain vehicles regularly to reduce engine, exhaust, and body rattle noise
- Use silencer based plants and machinery to avoid noise impact
- Ensure that hard road surfaces are well maintained to reduce rattling of vehicles
- Use mechanical sweeper with noise attenuators
- Observe less or no waiting time for the vehicles or plants and machinery so that they are not running unnecessarily
- Don't leave equipment running unnecessarily
- Service and maintain as well as clean the equipment of regular basis
- As far as possible, use self-compacting concrete to reduce the need for vibrating equipment
- Use shielding or barriers around pumps, compressors and machinery
- Also install online noise monitoring system to understand the noise level at the site (continuous level), so that immediate decision can be taken to control any activity which is causing noise pollution

▪ **Operation Phase:**

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended

Noise Emission Control Technologies

Source of noise in the operational phase will be from backup DG sets (which will be in operation only during power failure) and pumps & motors. All the machinery will be of highest standard of reputed make and will comply with standard i.e. The DG set room will be provided with acoustic enclosure to have minimum 75 dB(A) insertion loss or for

meeting the ambient noise standard whichever is on higher side.

EMP FOR WATER ENVIRONMENT

Construction Phase (EMP for Water Management):

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase.

- Avoid excavation during monsoon season
- Care has been taken to avoid soil erosion
- Common toilets have been constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers has been used for storage and transportation of oil and grease. The floors of oil and grease handling area have been kept effectively impervious. Any wash off from the oil and grease handling area or workshop has been drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to betaken to minimize water pollution.
- All stacking and loading area has been provided with proper garland drains,

equipped with baffles, to prevent run off from the site, to enter into any water body.

▪ **Operation Phase (EMP for Water Management):**

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure on-going water conservation, an awareness program will be introduced for the students and employees. The following section discusses the specific measures, which shall be implemented

Wastewater Treatment Scheme

The sewage will be treated in the STP provided within the complex. STP which will be recycled within the project and remaining will be discharged to Sewer.

Other Measures:

- LFD would be installed
- Rainwater harvesting would be installed
- Recycle and reuse of water would be taking place
- Recycled water would be used for flushing and gardening purpose

EMP FOR LAND ENVIRONMENT**Construction Phase****Construction Debris:**

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been used as fill, as they are highly susceptible to contamination, and will be sent to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fibre insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

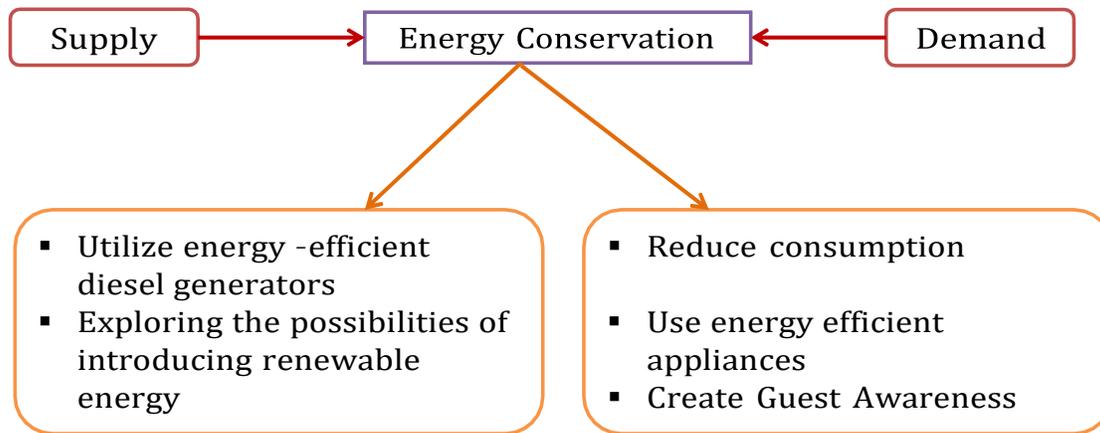
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

Operation Phase:

The philosophy of solid waste management at the complex will be to encouraging the four R's of waste i.e. Reduction, Reuse, Recycling and Recovery (materials & energy). Regular public awareness meetings will be conducted to involve the people in the proper segregation and storage techniques. With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following;

Architectural design

- Maximum utilization of solar light has been done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings has been done in such a way that maximum daylight is available.
- The green areas has been spaced, so that a significant reduction in the temperature can take place

Energy Saving Practices

- Energy efficient lamps have been provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

The detailed Monitoring Programme is given in **Table**

Monitoring Programme for Project

Sr. No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants: SO ₂ , NO ₂ , PM ₁₀ , PM _{2.5} , CO	Half yearly (24 hr. average samples) during construction phase and annual during operation phase.
2	Groundwater (Portability testing)	Project Site	Drinking water parameters as per Standards	Half yearly
3	Ambient Noise	Project Site	dB (A) levels	Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable water standards	Half yearly
5	Soil Quality	Project Site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
6	Waste Characterization	Educational	Physical and Chemical composition	Daily
7	Treated Water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

ANNEXURE - C

BUDGETARY ALLOCATION DURING OPERATIONAL PHASE

No	Component	Description	Capital Cost in Lakhs Rs	O/M Cost in Lakhs Rs. Per yr
1	EMP (For All Services)	For all Services	250	24
Total			250	24