



**METRO SATYAM
DEVELOPERS**

To,

Date: 18.01.2023

The Additional Director, Regional Office,
Central Pollution Control Board,
Parivesh Bhavan, Opp. VMC Ward Office No. 10,
Subhanpura, Vadodara – 390 023. Gujarat.

Sub : Submission of six-monthly compliance status report as per terms & conditions Stipulated in Environmental clearance letter for the proposed Residential Development Construction Project with shops at plot bearing Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Taluka: Panvel, District: Raigad, Maharashtra.'

Ref. No. : Environment clearance no. SIA/MH/MIS/228098/2021, dated: 13/03/2022.

Respected Sir/Madam,

In reference to the above referred letter of your highly revered office we would like to submit the current status of our construction work and point-wise compliance status to various stipulations laid down in Environmental clearance letter no. SIA/MH/MIS/228098/2021, dated: 13/03/2022 along with the necessary annexure.

This compliance report is submitted for the period from April 2022 to September 2022.

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

Thanking You,

For, M/s. METRO SATYAM DEVELOPERS,
For METRO SATYAM DEVELOPERS

Authorized Signatory

Partner

Encl. Part A: Current status of construction work.
Part B: Point wise compliance status &
Datasheets & Annexures.

Copy to Regional Office, MoEF & CC, Nagpur.
Regional Office, MPCB, Mumbai
Department of Environment, Mantralaya, Mumbai.

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: PART A :

Current status of work

Status of construction work	: <ul style="list-style-type: none">❖ Total construction work completed as on September 2022 is 4,857.06 Sq. Meters.❖ Excavation work starts after obtaining commencement certificate from Panvel Municipal Corporation, and actual construction work starts after obtaining Environmental Clearance & Consent to Establish.
Date of commencement (Actual and/or planned)	: 18/03/2022 (Actual)
Date of completion (Actual and/or planned)	: 30/06/2027 (Planned)

: PART B :

Compliance status of conditions stipulated in Environmental clearance letter for the proposed 'Residential Development Construction Project with shops at plot bearing Survey nos. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Tal. Panvel, Dist. Raigad by SEIAA, Govt of Maharashtra in its clearance letter no. SIA/MH/MIS/228098/2021, dated: 13/03/2022 are as follows:

Sl. No.	Stipulated clearance conditions	Compliance status														
A	Specific conditions: SEAC conditions:															
i.	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 thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.	<p>❖ We have received the Letter of Approvability dated: 14/02/2022 and Commencement Certificate (CC) dated: 27/08/2021 from Panvel Municipal Corporation.</p> <p>Details of Built-Up areas are given as below:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Areas (Sq.mt.)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Approved areas as per Letter of Approvability dt. 14.02.2022</td> <td>FSI Area: 38,070.47 Sq.mt</td> </tr> <tr> <td>Commensurate Non FSI Area: 36,929.53 Sq.mt</td> </tr> <tr> <td>Total Construction Built-Up Area: 75,000.00 Sq.mt</td> </tr> <tr> <td rowspan="3">Approved areas as per Commencement Certificate (CC) dt. 27.08.2021</td> <td>FSI Area: 19,544.24 Sq.mt</td> </tr> <tr> <td>Commensurate Non FSI Area: 22,876.097. Sq.mt</td> </tr> <tr> <td>Total Construction Built-Up Area: 42,420.337 Sq. mt</td> </tr> <tr> <td rowspan="3">Proposal submitted for Environmental Clearance (EC)</td> <td>FSI Area: 38,092.49 Sq. mt</td> </tr> <tr> <td>Non FSI Area: 37,571.88 Sq. mt</td> </tr> <tr> <td>Total Construction Built-Up Area: 75,664.37 Sq. mt</td> </tr> </tbody> </table> <p>❖ Undertaking stating breakup of commensurate non-FSI area is attached as Enclosure-1.</p> <p>❖ Panvel Municipal Corporation issued Letter of Approvability (LOA) for the project vide letter dated: 14/02/2022. Copy of the same is attached as Enclosure-2.</p>	Description	Areas (Sq.mt.)	Approved areas as per Letter of Approvability dt. 14.02.2022	FSI Area: 38,070.47 Sq.mt	Commensurate Non FSI Area: 36,929.53 Sq.mt	Total Construction Built-Up Area: 75,000.00 Sq.mt	Approved areas as per Commencement Certificate (CC) dt. 27.08.2021	FSI Area: 19,544.24 Sq.mt	Commensurate Non FSI Area: 22,876.097. Sq.mt	Total Construction Built-Up Area: 42,420.337 Sq. mt	Proposal submitted for Environmental Clearance (EC)	FSI Area: 38,092.49 Sq. mt	Non FSI Area: 37,571.88 Sq. mt	Total Construction Built-Up Area: 75,664.37 Sq. mt
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Sl. No.	Stipulated clearance conditions	Compliance status
		❖ Panvel Municipal Corporation issued Commencement certificate for the project vide letter dated: 27/08/2021. Copy of the same is attached as Enclosure-3 .
ii.	PP to Obtain final CFO NOC and Tree NOC	❖ Chief Fire Officer, Panvel Municipal Corporation issued Provisional Fire NOC for the project vide NOC dated: 13/07/2021. Copy of the same is attached as Enclosure-4 . ❖ Assistant Commissioner, Panvel Municipal Corporation issued Tree NOC for the project vide NOC dated: 11/02/2022. Copy of the same is attached as Enclosure-5 .
iii.	Planning authority to ensure that assured water supply provision, storm water drainage and sewerage line facilities are made available within the vicinity of the project before issuing Occupation Certificate to the project.	❖ Noted
iv.	PP reduce the discharge treated water up to 35%. PP to submit NOC form concerned authority for use of excess treated water for garden reservation and nearby construction.	❖ We would like to mention here that during operation of this project the total treated sewage available for reuse will be 325 KLD. ❖ Recycling of treated sewage shall be done for gardening (2 KLD) and flushing (120 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 62% (203 KLD). ❖ In addition to reuse of treated sewage on site the treated sewage i.e., 89 KLD shall be given to tanker water supplier which will used for nearby construction activities which will further help to reduce the quantity of treated sewage to the tune of 35% (114 KLD). ❖ Undertaking mentioning the same is attached as Enclosure-6 , and we have also received the consent from tanker water supplier and same is attached as Enclosure-7 .
v.	PP to provide staircase for maintenance of STP from other side instead of drive way.	❖ As per suggestions of Hon. SEAC, we have relocated staircase from driveway to other open side for access and maintenance of STP. Revised plan showing the same is attached as Enclosure-8 .
vi.	PP to provide dedicated parking for 2-wheelers and ensure that minimum 25% of 2-wheeler and 4-wheeler parking is equipped with electric	❖ As per suggestion of Hon. SEAC, we have proposed 976 nos of two-wheeler parking spaces against the requirement of UDCPR

Sl. No.	Stipulated clearance conditions	Compliance status
	charging facility.	norms i.e., 879 nos, Revised parking plans showing two-wheeler parking spaces is attached as Enclosure-9 . ❖ Now we have also proposed 25% of electric charging facilities for both four-wheeler (128 nos. i.e., 26% of 496 nos) and two-wheeler (244 nos. i.e., 25 % of 976 nos). Revised plans showing electric charging facilities for four-wheeler and two-wheeler parking are attached as Enclosure-10 .
vii.	PP to submit revise energy calculation with no. of PV panels with terrace floor plan considering shadow analysis. PP to ensure that energy saving from renewable sources should be minimum 5%.	❖ We have already proposed 5% energy saving with the help of renewable energy. Detailed ECBC report with energy saving statement and details of terrace area is attached as Enclosure-11 .
viii.	PP to start sewer work in the project after getting Sewer NOC from Panvel Municipal Corporation.	❖ Noted and shall be complied with.
ix.	PP to plant trees on ground instead of podium and explore for Miyawaki forest on the ground.	❖ As per suggestion of Hon. SEAC; we have proposed to plant trees on ground instead of podium. Revised tree plantation plan is attached as Enclosure-12 .
x.	PP to include cost of DMP in EMP.	❖ As per the suggestion of Hon. SEAC; cost of DMP is included in EMP. Revised EMP Costing is attached as Enclosure-13 .
Specific conditions: SEIAA conditions:		
i.	EC is restricted to 76.63 m as per CFO NOC	❖ Chief Fire Officer, Panvel Municipal Corporation issued Provisional Fire NOC for the project vide NOC dated: 13/07/2021.
ii.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	❖ Noted.
iii.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	❖ We have already proposed 5% energy saving with the help of renewable energy. Detailed ECBC report with energy saving statement and details of terrace area.
iv.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	❖ Noted.
v.	SEIAA after deliberation decided to grant EC for - FSI-19544.24 m ² , non-FSI-22876.097 m ² , and	❖ Noted.

Sl. No.	Stipulated clearance conditions	Compliance status
	Total BUA-42420.337 m ² . (Plan approval-PMC/TP/Rohinjan/131/1,14/5/B and others/21-21/6026/1769/2021 dated-27.08.2021).	
B	General condition: 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.	❖ Excavation Earth: 21,900 Cum has been completely reused on site for filling and plot levelling purpose.
ii	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	❖ Excavation Earth: 21,900 Cum has been completely reused on site for filling and plot levelling purpose.
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.	<ul style="list-style-type: none"> ❖ Since, this is Residential development, no generation of hazardous waste during construction. ❖ If any will dispose Hazardous waste to authorized common hazardous waste disposal site for further treatment and disposal as per Hazardous and other Wastes (Management and Tran's boundary Movement) Rules, 2016 as amended.
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.	<ul style="list-style-type: none"> ❖ 32 nos of temporary accommodation have been provided for 95 nos of residential labors at project site also 45 nos of non-residential workers are working on site. ❖ All necessary facilities have been provided on site for the construction workers. ❖ Site sanitation like safe & adequate Municipal water for drinking and domestic purpose, 07 nos of toilets, 05 nos of bathrooms provided for the labours, First Aid and periodical medical checkup facilities have been provided. ❖ Municipal solid waste generated at the labour camp is being handed over to local body on daily basis.
v	Arrangement shall be made that waste water and storm water do not get mixed.	❖ Minimizing the incremental runoff from the site with the help of rain water harvesting tank (Provision of 1 Rain water harvesting tank of capacity 80 KL)

Sl. No.	Stipulated clearance conditions	Compliance status
		<ul style="list-style-type: none"> ❖ Proper management of channelization of storm water from site by using proper SWD system and discharge points of adequate capacity. ❖ Use of screens and silt traps to SWD. ❖ Proper maintenance of storm water drainage to avoid choking of drains and flooding on site. ❖ Provision of oil and grease traps to the storm water drains. ❖ Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site. ❖ Provision of STP of capacity 350 KLD based on MBBR technology.
vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	<ul style="list-style-type: none"> ❖ Total use of GGBS 600 to 700 MT is being used in building construction. ❖ Curing water shall be sprayed on concrete structures. ❖ Avoid free flow of water for curing. ❖ Use of wet jute cloth covering the walls and soaking the same with minimum quantity of water to avoid dripping.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<ul style="list-style-type: none"> ❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at 4.3 to 6.7 Meter below ground level in the boreholes. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ Report of chemical analysis of ground water done at the time of geotechnical investigation. ❖ No withdrawal of ground water is planned in this project. Soil quality is being monitored. ❖ Copy of Environmental monitoring reports is attached as Enclosure-14.
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.	<ul style="list-style-type: none"> ❖ No extraction of ground water for construction purpose and in operation phase also we are not planning to withdraw ground water for any purpose in future, hence permission from CGWA is not applicable.
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.	<ul style="list-style-type: none"> ❖ Provision for water saving practices like dual flush cisterns, low flow plumbing fixtures and flow control devices.

Sl. No.	Stipulated clearance conditions	Compliance status
x	The Energy Conservation Building code shall be strictly adhered to.	<ul style="list-style-type: none"> ❖ We have already proposed 5% energy saving with the help of renewable energy. Detailed ECBC report with energy saving statement and details of terrace area is attached as Enclosure-11. Proposed Energy saving measures are as follows: ❖ Provision of LED lights. ❖ VFD's on lift. ❖ Use of highly efficient motor and pump. ❖ Provision of Solar PV system. ❖ Provision of Solar hot water. ❖ Energy saving: 23 % ❖ Energy saving due to Solar: 6 %
xi	All the topsoil excavated during construction activities should be stored for use in horticulture I landscape development within the project site.	<ul style="list-style-type: none"> ❖ Topsoil excavated during construction activities has been completely reused on site for horticulture & landscape development.
xii	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.	<ul style="list-style-type: none"> ❖ Excavation Earth: 21,900 Cum has been completely reused on site for filling and plot levelling purpose.
xiii	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	<ul style="list-style-type: none"> ❖ Groundwater accumulation was monitored in boreholes during and after completion of drilling activities. Groundwater was observed at 4.3 to 6.7 Meter below ground level in the boreholes. Seasonal and annual fluctuations in ground water levels can be expected to occur. ❖ Report of chemical analysis of ground water done at the time of geotechnical investigation. ❖ No withdrawal of ground water is planned in this project. ❖ Soil quality is being monitored. ❖ Copy of Environmental monitoring reports is attached as Enclosure-14.
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.	<ul style="list-style-type: none"> ❖ Noted.
xv	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	<ul style="list-style-type: none"> ❖ No use of DG set for construction purpose. ❖ Provision of 2 DG sets of capacity 320 kVA each and will be used for emergency back up during power failure.

Sl. No.	Stipulated clearance conditions	Compliance status
xvi	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	❖ Noted.
xvii	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	<ul style="list-style-type: none"> ❖ Vehicles having valid Pollution Under Control Certificate allowed to ply on site. ❖ Regular maintenance of vehicles with suitable enclosures and intake silencers. ❖ Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours. Proper traffic management. ❖ Use of Plastic / Tarpaulin covering sheets while transporting the material. ❖ Wheel washing of the vehicles. ❖ No permission for uncovered / overloaded vehicles carrying construction material. ❖ Adequate parking provision and proper traffic movement for smooth traffic flow.
xviii	Ambient noise levels should confront 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.	<ul style="list-style-type: none"> ❖ Ambient Air and Ambient Noise levels are being carried out. ❖ Plantation of new trees on site will also help to reduce the noise level and enhance air quality. ❖ Copy of Environmental monitoring reports is attached as Enclosure-14.
xix	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> ❖ No use of DG set for construction purpose. ❖ Provision of 2 DG sets of capacity 320 kVA each and will be used for emergency back up during power failure.
xx	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.	❖ Regular supervision of the above measures is being monitored by Mr. Meroj Khan, (Safety Officer) and Project Manager.

Sl. No.	Stipulated clearance conditions	Compliance status
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.	<ul style="list-style-type: none"> ❖ Excavation Earth: 21,900 Cum has been completely reused on site for filling and plot levelling purpose. ❖ Separate storage space for construction material and Municipal waste. ❖ Separate storage and covering of Sand, murrum, loose soil, cement, or construction waste or any construction material. ❖ Provision of dust masks, goggles, health checkup for workers. ❖ Construction waste material: Reuse / recycle on site and disposal of remaining waste to the authorized landfill site with permission of Panvel Municipal Corporation. ❖ Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal): To Authorized recyclers. ❖ Collection, segregation and storage of concrete, soil and other waste shall be done as per Construction and Demolition Waste Management Rules, 2016. ❖ Informing and educating occupants for solid waste management. ❖ Provision of adequate space for solid waste management. ❖ Proper segregation on site to biodegradable and non-biodegradable at source generation. ❖ Non-Biodegradable waste: To Panvel Municipal Corporation. ❖ Biodegradable waste: Treatment in OWC. ❖ End product generated from OWC & STP shall be used as manure on site.
ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	<ul style="list-style-type: none"> ❖ Since, this is Residential development, e-waste will be negligible. ❖ E-waste: Shall be stored separately at a common designated location and shall be handed over to Authorized agency.
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	<ul style="list-style-type: none"> ❖ Provision of STP of capacity 350 KLD based on MBBR technology for the treatment of waste water. ❖ Reuse of treated sewage for construction activity during construction phase remaining treated waste water will be reused for flushing & gardening to reduce fresh water demand.

Sl. No.	Stipulated clearance conditions	Compliance status
	<p>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.</p>	
iv.	<p>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.</p>	<ul style="list-style-type: none"> ❖ Provision of STP of capacity 350 KLD based on MBBR technology for the treatment of waste water. ❖ Reuse of treated sewage for construction activity during construction phase remaining treated waste water will be reused for flushing & gardening to reduce fresh water demand. ❖ Provision of adequate space for solid waste management. ❖ Proper segregation on site to biodegradable and non-biodegradable at source generation. ❖ Non-Biodegradable waste: To Panvel Municipal Corporation. ❖ Biodegradable waste: Treatment in OWC. ❖ End product generated from OWC & STP shall be used as manure on site. ❖ Proposed RG area of 961.78 Sq. meters with plantation of 102 plants.
v.	<p>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.</p>	<ul style="list-style-type: none"> ❖ Provision of STP of capacity 350 KLD based on MBBR technology for the treatment of waste water. ❖ Reuse of treated sewage for construction activity during construction phase remaining treated waste water will be reused for flushing & gardening to reduce fresh water demand. ❖ Provision of adequate space for solid waste management. ❖ Proper segregation on site to biodegradable and non-biodegradable at source generation. ❖ Non-Biodegradable waste: To Panvel Municipal Corporation. ❖ Biodegradable waste: Treatment in OWC. ❖ End product generated from OWC & STP shall be used as manure on site. ❖ Proposed RG area of 961.78 Sq. meters with plantation of 102 plants. ❖ City Engineer, Panvel Municipal Corporation

Sl. No.	Stipulated clearance conditions	Compliance status
		issued Water NOC for the project vide NOC dated: 17/12/2021. Copy of the same is attached as Enclosure-15 .
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.	<ul style="list-style-type: none"> ❖ Proper traffic management. ❖ Provision of adequate well organized parking arrangement. Separate entry / exit points. ❖ Traffic wardens will be assigned to during peak hours. ❖ Provision of traffic signs to notify the residents.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	<ul style="list-style-type: none"> ❖ We have proposed 25% of electric charging facilities for both four-wheeler (128 nos. i.e., 26% of 496 nos) and two-wheeler (244 nos. i.e., 25 % of 976 nos). Revised plans showing electric charging facilities for four-wheeler and two-wheeler parking are attached as Enclosure-10.
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.	<ul style="list-style-type: none"> ❖ Proposed RG area of 961.78 Sq. meters with plantation of 102 plants. ❖ Plantation of new trees on site will also help to reduce the noise level and enhance air quality.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	<ul style="list-style-type: none"> ❖ Regular supervision of the above measures is being monitored by Mr. Meroj Khan, (Safety Officer) and Project Manager.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	<ul style="list-style-type: none"> ❖ Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 82.12 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs 208.29 Lakhs & ❖ O & M cost Rs. 27.66 Lakhs / Annum.
xi.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	<ul style="list-style-type: none"> ❖ After getting Environment clearance from SEIAA, Govt. of Maharashtra vide EC no. SIA/MH/MIS/228098/2021, dated: 13/03/2022, we published public notice in Marathi (Navshakti) and English (The Free Press General) newspapers. ❖ Copies of Public Notice is attached as an Enclosure-16.

Sl. No.	Stipulated clearance conditions	Compliance status
xii.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	<ul style="list-style-type: none"> ❖ Submitting six-monthly compliance reports to; ❖ RO, MPCB, CBD, Belapur. ❖ RO, CPCB, Pune. ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
xiii.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	<ul style="list-style-type: none"> ❖ Environmental clearance copy submitted to Panvel Municipal Corporation.
xiv.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company.	<ul style="list-style-type: none"> ❖ Noted.
C	General EC conditions:	
xv.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	<ul style="list-style-type: none"> ❖ Noted.
xvi.	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"> ❖ MPCB granted consent to establish for the project vide order no. Format1.0/CC/UAN No.0000123864/CE/2202000670, dated: 01/02/2022. ❖ Copy of consent to establish is attached as an Enclosure-17.
xvii.	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.	<ul style="list-style-type: none"> ❖ Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/228098/2021, dated: 13/03/2022. ❖ Copy of Environmental clearance is attached as an Enclosure-18.
xviii.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of	<ul style="list-style-type: none"> ❖ Submitting six-monthly compliance reports to; ❖ RO, MPCB, CBD, Belapur. ❖ RO, CPCB, Pune.

Sl. No.	Stipulated clearance conditions	Compliance status
	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.	<ul style="list-style-type: none"> ❖ RO, MoEF & CC, Nagpur. ❖ Environment Department, Mantralaya.
xix.	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.	❖ Obtained Environmental clearance on dated: 13/03/2022, hence Environmental Statement (Form-V) will be submitted on MPCB Web Portal for the FY 2022-23.
xx.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	❖ Noted.
xxi.	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 imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	❖ NOC from Wild Life Board is Not Applicable as per Final Notification reg. ESZ of SGNP published by MoEF & CC u/no. S.O.3645 (E), dated: 05/12/2016 as our project site is not affected by the ESZ belt.
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.	❖ Noted.

Sl. No.	Stipulated clearance conditions	Compliance status
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.	❖ Noted.
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	❖ Noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	❖ Noted.
8	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	❖ Noted.
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	❖ Noted.

Compliance as per
Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (W), Nagpur.

Monitoring Report

DATA SHEET

1.	Project type: River-valley/Mining/ Industry / Thermal / Nuclear / Other (specify)	:	Construction Project.										
2.	Name of the project	:	Proposed Residential Development Construction Project with shops at plot bearing Survey nos. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Tal. Panvel, Dist. Raigad. Maharashtra.										
3.	Clearance letter (s) / OM No. and Date	:	Obtained Environmental clearance from SEIAA, Govt. of Maharashtra vide letter no. SIA/MH/MIS/228098/2021, dated: 13/03/2022.										
4.	Location												
	a. District (s)	:	Rohinjan, Dist. Raigad.										
	b. State (s)	:	Maharashtra.										
	c. Latitude/ Longitude	:	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>19° 5'30.06"N</td> <td>73° 4'39.32"E</td> </tr> <tr> <td>19° 5'29.89"N</td> <td>73° 4'42.11"E</td> </tr> <tr> <td>19° 5'27.75"N</td> <td>73° 4'42.36"E</td> </tr> <tr> <td>19° 5'27.08"N</td> <td>73° 4'39.14"E</td> </tr> </tbody> </table>	Latitude	Longitude	19° 5'30.06"N	73° 4'39.32"E	19° 5'29.89"N	73° 4'42.11"E	19° 5'27.75"N	73° 4'42.36"E	19° 5'27.08"N	73° 4'39.14"E
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19° 5'27.08"N	73° 4'39.14"E												
5.	Address for correspondence												
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone/ telex/ fax numbers)	:	Mr. Sunil Sharma, (Project Manager) Proposed Residential Development Construction Project with shops at plot bearing Survey nos. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Tal. Panvel, Dist. Raigad. Maharashtra. Contact no. 9324648634, e-mail ID: sunil303sharma@gmail.com										
	b. Address of Executive Project: Engineer/Manager (with pin code/ Fax numbers)	:	Mr. Swapnil Salunke, (Project Engineer) Proposed Residential Development Construction Project with shops at plot bearing Survey nos. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Tal. Panvel, Dist. Raigad. Maharashtra. Contact no. 8928027556, e-mail ID: smitswapn@gmail.com										

6.	Salient features	
a.	of the project	: 3 Residential Buildings (A, B & C) with Shops: Ground/Stilt (Retail Shops / Parking) + 1 st floor (Retail Shops/Parking) + 2 nd to 5 th floor (Parking) + 6 th floor (Amenity / Garden) + 7 th to 36 floors (Residential) each. Flats: 578 nos & Retail Shops.
b.	of the environmental management plans	: ❖ Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 82.12 Lakhs have been allocated for the entire construction period. During operation phase; ❖ Capital cost: Rs 208.29 Lakhs & ❖ O & M cost Rs. 27.66 Lakhs / Annum.
7.	Breakup of the project area	
a.	submergence area forest & non-forest	: Not applicable.
b.	Others	: ❖ Total Plot area: 7,949 Sq. meters. ❖ FSI area: 38,092.49 Sq. meters. ❖ Non-FSI area: 37,571.88 Sq. meters. ❖ Total build up area: 75,664.37 Sq. meters.
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units' Only agricultural land only, both Dwelling units & agricultural Land & landless laborers/artisan.	
a.	SC, ST/Adivasis	: Not applicable.
b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey).	: Not applicable.
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:	
1.	Total Cost of the Project	: Rs. 199.78 Crores
b.	Allocation made for environmental management plans with item wise and year wise Break-up.	: ❖ Separate funds have been allocated for Implementation of Environmental Protection Measures; During construction phase; ❖ Rs. 82.12 Lakhs have been allocated for the

			entire construction period. During operation phase; ❖ Capital cost: Rs 208.29 Lakhs & ❖ O & M cost Rs. 27.66 Lakhs / Annum.
	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. 35.54 Cr.
	f.	Actual expenditure incurred on the environmental management plans so far	: Rs. 0.50 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		
	: ❖ Total construction work completed as on September 2022 is 4,857.06 Sq. Meters. ❖ Excavation work starts after obtaining commencement certificate from Panvel Municipal Corporation, and actual construction work starts after obtaining Environmental Clearance & Consent to Establish.		
	a.	Date of commencement (Actual and/or planned)	: 18/03/2022 (Actual)
	b.	Date of completion (Actual and/or planned)	: 30/06/2027 (Planned)

13.	Reasons for the delay if the Project is yet to start.	:	--
14.	Dates of site visits;		
	a. The dates on which the project was monitored by the Regional Office on previous Occasions, if any.	:	--
	b. Date of site visit for this monitoring report.	:	--
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) (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.)	:	--

Date: 15.02.22

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

I hereby certify that Residential Development with shops at plot bearing Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Taluka: Panvel, District: Raigad, State: Maharashtra, India, received Commencement Certificate by Panvel Municipal Corporation under Vide No. PMC/TP/Rohinjan/13/1, 14/5/B & others/21-21/16026/1769/2021 Date 27/08/2021.

Details of approved Built-up area are given as follows:

Approved FSI:	19544.24 Sq. mt.
Commensurate NON FSI	22876.097 Sq. mt.
Total Construction Built-Up Area (FSI + NON FSI)	42420.337 Sq. mt.

We are also submitting herewith the user wise breakup of Commensurate NON FSI as follows:

BREAKUP OF COMMENSURATE NON FSI

Details	Area (Sq. mt.)
CHAJJA	1463.736
REFUGE	385.02
OHT/LMR	329.096
S.S	776.13
STAIRCASE MID-LANDING & LIFT SHAFTS	1154.668
RAMP	605.393
STILT	17351.342
STAIRCASE/LOBBY/LIFT (Ground & Podium floors)	810.712
Total	22876.097

Thanking you,

Yours Faithfully,

Ar. Soyuz Talib
(Reg. No. CA/94/17095)

Date: 15.02.22

To,
Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
2nd Floor, Annex Building,
Mantralaya, Mumbai,
State: Maharashtra

I hereby certify that Residential Development with shops at plot bearing Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Taluka: Panvel, District: Raigad, State: Maharashtra, India, received Letter of Approvability by Panvel Municipal Corporation under Vide No. PMC/TP/Rohinjan/13/1, 14/5/B, 14/6 & others/21-22/16026/339/2022 Date 14/02/2022.

Details of approved Built-up area are given as follows:

Approved FSI:	38070.471 Sq. mt.
Commensurate NON FSI	36929.529 Sq. mt.
Total Construction Built-Up Area (FSI + NON FSI)	75000.000 Sq. mt.

We are also submitting herewith the user wise breakup of Commensurate NON FSI as follows:

BREAKUP OF COMMENSURATE NON FSI

Details	Area (Sq. mt.)
CHAJJA	2926.788
REFUGE	1109.58
OHT/LMR	526.062
S.S	1495.166
STAIRCASE MID-LANDING & LIFT SHAFTS	2642.07
RAMP	846.61
STILT	25573.424
STAIRCASE/LOBBY/LIFT (Ground & Podium floors)	1809.829
Total	36929.529

Thanking you,

Yours Faithfully,



Ar. Soyuz Talib
(Reg. No. CA/94/17095)



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1,14/5/B,14/6 & others/21-22/16026/339 /2022

Date : 14/02/2022

To,

M/s. Metro Satyam Developers,

Office No. 1204 to 1206, 12th Floor,

Maithili's Signet, Plot No. 39/4,

Sector 30A, Vashi, Navi Mumbai.

SUB: - Letter of Approvability for Building proposed under V.P. No. S11/0186/18.

REF: - Your application no. 19408, Dated 06/10/2021.

Sir,

Vide the letter cited in reference above; you have requested for issuing Letter of Approvability for following buildings proposed under V.P. No. S11/0186/18 for total Gross built up area table.

1.	Name of Lessee	M/s. Metro Satyam Developers	
2.	Property Details	Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6, 15/8, Village- Rohinjan	
3.	Area Statement		
	A	Plot Area	7949.000Sq.mtr
	B	i) Basic FSI (Table 6G, Col. No.3)	1.1
		ii) Premium FSI (Table 6G, Col. No.4)	0.5
		iii) Premium FSI (In lieu of TDR loading) as per 10.10.4	1.4
		Permissible BUA	3.00
	C	i) Permissible BUA	23847.000
		ii) Ancillary Area for Commercial (80%)	325.051
		ii) Ancillary Area for Residential (60%)	14064.412
		Total Permissible BUA (i+ii+iii)	38236.463
	D	Proposed area (BUA)	38070.471
	E	Total Construction Area (including FSI & non FSI)	75000.000Sq.mtr
4	Number of Building	There is One Building with Three Wing for sale Unit A, B, C Wing (Residential + Commercial) Ground + 1- Commercial, Stilt + 1 st to 5 th Floor Podium 6 th to 36 th Floor Residential Units C Wing- 6 th to 35 th Floor Residential	

5	Height of Building (Main Bldg.)	Total Height is 116.41 Meter to the Terrace Level and 12.82 Meter to the Over Head Tank Top Level for A & B wing. Total Height is 113.35 Meter to the Terrace Level and 120.76 Meter to the Over Head Tank Top Level for C Wing. (Subject to AAI NOC)
6	Parking- (Required parking calculated as per UDCPR. However with respect to erstwhile DCR of NMMC required parking also has been calculated as per Hon. High Court Interim order dated 05/10/2016 PIL no. 123/2016)	Parking As per UDCPR Required Car Parking- 254 Required Two Wheeler Parking- 875 Provided Car Parking- 504 Provided Two Wheeler Parking = 875 (Converted into car Parking as per Regulation No. 8.1.1v) There fore parking requirement fulfilled
7	Tenements	Residential Units - 574 Commercial Units - 07

Open Spaces of the Building.

Side	Minimum Required (In Mtrs.)	Proposed (In Mtrs.)
Front	6.00 Mtr.	7.49 Mtr.
Rear	12.00 Mtr.	14.38 Mtr.
Side-1	12.00 Mtr.	12.043 Mtr.
Side-2	12.00 Mtr.	12.00 Mtr.

On Primary scrutiny of your proposal, this is to inform you that the building plans for above mentioned Building are approvable as per provisions of sanctioned Development Control Regulations.

Disclaimer:

This "Letter of Approvability" is issued on your request with clear understanding that:

1. The same is issued only for obtaining Clearance for MoEF purpose.
2. If while processing final permission for sanction under DC Regulation, if any discrepancy is found in calculations for potential FSI, approvability of any plan as per D.C. Regulation, arising either due to some misrepresentation or withholding of any information or due to any other reason whatsoever in such event D.C. Regulation shall prevail.
3. The letter cannot be taken as basis for any claim of compensation, grant of right or otherwise.
4. This letter of Approvability is as per prevailing and in force D.C. Regulations and cannot overrule effect of any subsequent changes in D.C. Regulation, if any.
5. While processing final permission for sanction under DC Regulation, if any discrepancy is found in online scrutiny of drawings through Auto DCR then Amendment should be done in the plans attached with this letter of Approvability.
6. Structural drawings & Certificate from R.C.C. Consultant for proposed additional construction / floors as shown in the plans of LOA shall be submitted at the time of submitting amended proposal for approval to PMC.
7. Environmental Clearance shall be submitted to PMC at the time of Amended Building permission for approval.

8. While processing final Permission for sanction under D.C. Regulation, Architects Certificate regarding no Amendment is to be proposed in the drawings attached with this Letter of Approvability with respect to the CFO NOC.
9. This Letter of Approvability is issued on the condition of making payment towards Staircase Premium etc. while processing final Permission for sanction under D.C. Regulation. No Third party interest can be created as per the said Letter of Approvability.
10. Obtaining Permission from Revenue department as well as from any other Government / Semi Government body as per the requirement will be binding on the Developer.
11. If any amendment is proposed in future with respect to the floor plans of proposed building / no. of proposed building / no. of basement / shape or location of proposed R.G. / capacity and location of STP etc., then developer should submit Revised Letter of Approvability to Environment Department & HRC.
12. It is Brought to your notice that Panvel Municipal Corporation can grant development permission. The above letter is issued on your request with clear understanding to obtain Environmental Clearance from SEIAA. This letter should not be construed to be actual approval to commence the construction or to create any third party interest. This letter cannot be taken as a basis for any claim for compensation, grant of right or otherwise. This letter is issued as per the provision of sanctioned UDCPR, which is operational today and cannot overrule effect of any subsequent changes in sanctioned UDCPR Regulations, if any.



(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation



PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1,14/5B & others/21-21/18026/मु.ए.ए. /2021

Date 20/10/2021

To,

M/s. Metro Satyam Developers,
Office No. 1204 to 1206, 12th Floor,
Maithili's Signet, Plot No. 39/4,
Sector 30A, Vashi, Navi Mumbai.

SUB :- Amended Development Permission for Residential cum Commercial Building ('A', 'B' Wing) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 5894, Dated 18/03/2021.
2) Height clearance NOC issued by AAI vide letter No. NAVIWEST/B/103119/433357, Dated 07/11/2019.

Sir,

Please refer to your application for Amended Development permission Residential cum Commercial Building on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

The Amended Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. AN.ARCH Architects & Planner,
Ar. Neha Jain,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1,14/5B & others/21-21/160265/2021

Date : 20/01/2021

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Metro Satyam Developers.** As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building ('A', 'B' Wing) (Ground + 23 Upper Floor) on Survey No.- 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, At.- Rohinjan, Tal.- Panvel, Dist.- Raigad. (Plot Area = 7949.00 Sq.mt., Proposed Residential Built Up Area = 18812.877 sq.mt., Commercial Built Up Area = 731.365 sq.mt., Total Built Up Area = 19544.242 sq.mt.)**

(No. of Residential Unit – 298 Nos., No. of Commercial Unit - 07 Nos.)

1. **This Certificate is liable to be revoked by the Corporation if:-**
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. **The applicant shall:-**
 - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
 - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. The applicant shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.

- b) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV systems and requisite provisions shall be made for proper functioning of the system.
 9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
 10. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
 11. The applicant shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
 12. The applicant shall provide Grey Water Recycling Plant, solid waste management system and as per UDCPR, Chapter No. 12.
 13. The applicant shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
 14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
 15. No work should be started unless the existing structures area to be demolished with utmost care.
 16. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
 17. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
 18. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
 19. F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
 20. The applicant shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
 21. In case of revised permission wherever third party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
 22. The applicant shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
 23. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
 24. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
 25. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
 26. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19th July, 1994 for all buildings following additional conditions shall apply.
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display

- Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
27. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
The owners / Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a Combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
28. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
29. The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
30. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.
 - Accommodation :-
1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking palce or other facilities to the buildign workers as required under sub-section (1) and restore the ground in good level and clean condition.
 4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
31. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
32. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.

33. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
34. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
35. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
36. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
37. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.
38. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
39. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
40. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
41. The applicant is required to construct the discharge line at his own cost.
42. **This Commencement Certificate is issued subject to condition that the applicant shall obtain Environment Clearance prior to commencement of any work.**
43. **This set of Plans supersedes earlier approved plans vide letter dated 09/10/2020**

Note: - You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

मा. आयुक्त यांचे मंजूरी नुसार

प्रतीपक
Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) **M/s. Metro Satyam Developers,**
Office No. 1204 to 1206, 12th Floor,
Maithili's Signet, Plot No. 39/4,
Sector 30A, Vashi, Navi Mumbai.
 - 2) **Architect,**
M/s. AN.ARCH Architects & Planner,
Ar. Neha Jain,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.
 - 3) **Ward Officer,**
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 4) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.





PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging the ground water by rainwater falling on the terrace or on any paved or unpaved surface within the building site. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- i) Open well of a minimum 1 m. diameter and 6m. in depth into which rain water may be channeled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m. width may be excavated up to a depth of at least 3m. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore-well.
- iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.
- iv) The surplus rain water, after storage, may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical conditions, the pits may be of the size of 1.20 m. width X 1.20 m. length X 2m. to 2.50 m. depth. The trenches can be of 0.60 m. width X 2 to 6 m. length X 1.50 to 2 m. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :-
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 20% of the depth.
 - c) Coarse sand as upper middle layer up to 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
 - g) Perforated concrete slabs shall be provided on the pits/trenches.
 - h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia. for a roof area of 100 sq.m.

7. All
- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
 - vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.
The structures constructed under this provision shall not be counted towards FSI computation.

Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & it's Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensure through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangement's for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.



PANVEL MUNICIPAL CORPORATION

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

Office No- 27458040/41/42

Email-Panvelcorporation@gmail.com

Fire Office No- 27461500

Fax No- 022-27452233

Outword/No/Pmc/Fire/ २१२१ /प्र.क्र. / ८० / २१८१ /2021

Date- १३ / ०७ /2021

To,
The ADTP,
Panvel Municipal Corporation,
Panvel 410206.

Subject :- provisional fire NOC for the proposed Residential & commercial building building on survey no. 13/1,14/5B,14/6,15/5,15/6,15/8 Rohinjan Panvel. For M/S Metro Satyam developers

Reference :-

1. Application from M/s A.N.Arch, Architect received to this section as on 05/07/21.s
2. 7/12 उतारा दिनांक ०८/०३/२०२१, मेसर्स Metro Satyam developers यांचे नावे.
3. Proposed area of construction as declared by architect.. 38343.623 sq.mtrs & 805.868 sq mtrs
4. Fire service fees paid Rs 575154/- (five lakh seventy five thousand one hundred fifty four only) Vide Receipt No F104/3175 Dated 12/07/2021 paid Vide D.D No.576395 date 12/07/2021.drawn from HDFC bank.
5. Honourable GB pass the resolution to collect the fire premium charges and fire infrastructure charges vide Resolution No. 334 dated 18/06/2021 accordingly the charges are collected.
6. Notarised affidavit given by developer for the balance payment to be paid afterwards as per the facility given in GB resolution no. 334 dated 18/06/2021.
7. Fire premium charges Payable On area 21902.625 Sq Mtrs @Rs 250 = RS 5475656/- of which 50% amount paid Rs 2737828.00/- (Twenty seven lakh thirty seven thousand eight hundred twenty eight) Vide Receipt No F104/3176 Dated 12/07/2021 paid Vide D.D No.576396 date 12/07/2021.drawn from HDFC bank.
8. Fire Infrastructure charges Payable On area 4682.888@400 & on area 11758.11@500 =(Rs 1873155+ Rs 5879055)= 7752210 of which 50% amount paid Rs 3876105/- (Thirty eight lakh seventy six thousand one hundred five only) Vide Receipt No F104/3177 Dated 12/07/2021 paid Vide D.D No.576393 date 12/07/2021.drawn from HDFC bank.
9. Fire service fees paid Rs 20000/- (Twenty thousand only) Vide Receipt No F104/3173 Dated 12/07/2021 paid Vide D.D No.576391 date 12/07/2021.drawn from HDFC bank.

10. Fire premium charges paid Rs 80587/- (eighty thousand five hundred eighty seven only) Vide Receipt No F104/3174 Dated 12/07/2021 paid Vide D.D No.576394 date 12/07/2021, drawn from HDFC bank.

11. Thee set of architectural drawings.

Sir,

M/s A.N.Arch ,Architect of the said project under the instruction of his client submitted the proposal for the proposed construction of residential cum commercial buildings 02 buildings to the height of 76.63 mtrs i.e. G+23 floors & 8.80 mtrs commercial building i.e. G+1 floor building on survey no. 13/1,14/5B,14/6,15/5, 15/6,15/8 Rohinjan Panvel For M/S Metro Satyam developers

The details of proposed construction demarcation, clear open space as under.

DEMARCATON OF THE PLOT BOUNDRIES.

Sr.no.	Direction	Details
1	On Towards North	Survey no.15/0
2	On towards south.	Survey no.16/0
3	On towards east	Survey no.15/0
4	On towards west	Survey no.14, 13 and 45 mtrs wide NH 4 road.

B] CLEAR OPEN SPACES AROUND THE BUILDING

Sr.no	Direction	From Building line to plot boundary	Plot boundary to podium
1	North	Minimum 7.45 to maximum 10.205 mtrs	Not more then 7 mtrs
2	South		
3	West		
4	East		

C] STRUCTURE DETAILS.

Sr. no.	No. Of building	Height in mtrs	No.stair and width	No.of other lifts & fire lifts.	U.G.Tank capacity	O.H.Tank capacity.	Fire pump room	Fire Duct & ele duct
1	1 having 02 nos of wings	76.63 mtrs G+23 02 wings	02 nos for each wing 1.5 mtrs each	03 lifts for each wing of which 01 is fire lift in fire tower.	2.5 lakh ltrs	25000 each wing	Yes	Yes
2	1	8.80	01 internal stair for 3 shops	No lift		---		----

DJ OCCUPANCY DETAILS.

Sr.	FLOOR	Use	Area in Sq Mtrs	
			Wing A	Wing B
1.	Ground	car parking	4303.230	171.461
2.	1 st Floor	Parking	4371.169	103.857
3.	2 nd Floor	Parking	4756.887	103.857
4.	3 rd Floor	Parking	103.857	103.857
5.	4 th Floor	Garden	551.644	555.361
6.	5 th Floor	Residential	585.361	585.361
7.	6 th	Residential	585.361	585.361
8.	7 th	Residential	585.361	585.361
9.	8 th	Residential	585.361	585.361
10.	9 th	Residential	525.511	525.511
11.	10 th	Residential	585.361	585.361
12.	11 th	Residential	585.361	585.361
13.	12 th	Residential	585.361	585.361
14.	13 th	Residential	585.361	585.361
15.	14 th	Residential	525.511	525.511
16.	15 th	Residential	585.361	585.361
17.	16 th	Residential	585.361	585.361
18.	17 th	Residential	585.361	585.361
19.	18 th	Residential	585.361	585.361
20.	19 th	Residential	525.511	525.511
21.	20 th	Residential	585.361	585.361
22.	21 st	Residential	585.361	585.361
23.	22 nd	Residential	586.771	586.771
24.	23 rd	Residential	580.036	580.036
25.	Terrace		149.060	149.060

Sr.	FLOOR	Use	Area in Sq Mtrs
1.	Ground	Shop /mercantile	402.923
2.	1 st Floor	Shop /mercantile	402.945

• **FIRE DEPARTMENT OBSERVATION & COMMENTS.**

The submitted proposal is as per UDCPR

1. The plot area of proposed construct is 7949 sq mtrs .
2. Total access road width is 60 mtrs which is NH4 road.
3. Clear open spaces around the building is not less than 7 mtr all around (building line to plot boundaries)
4. Party had proposed 04 nos of podium of which 3 use of three podium is for car parking and top most podium use is for garden , fitness ceter and such other amenities.
5. The distance between podium line to building ling is more then max 9.235 mtrs.
6. The height of building is 76.63. mtr both A and B buildings.
7. The commercial building is of G+1 floor to the height of 8.80 mtrs
8. No. of entry & exits 02 Nos with 6 Mtrs wide enough having 5 mtrs vertical clearance.
9. 02 Nos of stairs are proposed for each wing & each of 1.5 mtrs wide enough having natural ventilation & enclosed doors.
10. The fire tower is also proposed
11. 03 Nos of lift are proposed in each residential building and each lift is not less then 8 persons capacity of which 1 is fire lift provide in fire tower.
12. Space for D.G set, fire pump room, electrical meter room is provided.
13. Over head tank capacity of each tank is 25000 ltrs provided purely from fire fighting purpose.
14. Separate fire duct, electrical duct & common fire pump room is proposed .
15. As there are 04 podium up to the height of 18.49 mtrs hence The refuse area proposed on at 9th floor, 14 floor and 19th floor each of 78 sq mtrs along with seating and drinking water facility this refuse area is easily accessible from ground floor.
16. Party had also complied the NBC norms Part 3, clause no. 4.6.1.4 : (a) 2: The building having area more then 10000 sq mtrs, fire Engine shall have an access to at least half of the perimeter of building which shall be minimum 6.0 mtrs wide and having 9.0 mtrs turning radius
17. U.G tank of capacity 2.5 lakh ltrs provided purely for fire fight purpose.
18. The commercial building having only 7 shops of which 03 having internal stairs.
19. The submitted proposal is just & proper from fire & lift safety point of view

In view of the submitted proposal noted point & fact the department deposit have any objection for the proposed 02 nos of residential buildings having Ground + 23 Floor and 01 mercantile building having G+1 floor to the height of 76.63 & 8.80 mtrs. Respectively measured from ground level the terrace on survey no. 13/1,14/5B,14/6,15/5,15/6,15/8 Rohinjan Panvel For M/S Metro Satyam developers subject to compliance of UDCPR & satisfactory compliance of following fire brigade requirements as under.

• **A) FIRE BRIGADE REQUIREMENTS**

The proponent shall provide the following fire brigade requirement as pre sheet no 1 to sheet no 10.

- **party shall provide all the following requirement as mentioned in approved plans by this department.** Vide drawing sheet no. 1 to 5
 1. Clear open space not less then 7.4 mtrs minimum at ground level & 07 mtrs from podium to building line.
 2. Staircases of 1.5 mtrs wide with proper ventilation & smoke management
 3. Provided open space shall take load of not less then 45 on ground level.
 4. Shops on ground & 1st floor with sprinkler system.
 5. Car parking on Ground floor & 1st to 3rd floor podium with proper gradient of ramp not less then 1:8 and proper vehicle movement .
 6. Escape route .
 7. Fire pump room to provide the all pumps including diesel pump.
 8. 2 hour FRD , approved by government organization or equivalent
 9. Fire duct, service duct Electrical shaft seal at each floor . electric room shall be provided at ground floor.
 10. Fire lift of not less then 8 person capacity in fire tower & other lift with ARD (No collapsible shutter shall be provide)
 11. Refuse area shall be provided in such a way which shall be accessible for fire vehicles and each refuse area on 9th, 14th, & 19th floor having an area about 60.538 sq mtrs in each wing shall be provided with seating arrangement and drinking water facilities.
 12. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.

B) REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :

FOR BOTH RESIDENTIAL AND G+1 MERCANTILE BUILDING.

Party shall get all fire fighting /fire protection installation drawing approved from the CFO prior to Start the installation work at sight.

SR.NO.	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location.
3.	Wet riser cum Down comer	Required		Shall be provide at in the given fire duct

4.	Fire -duct (Shall be sealed at each floor level)	Required	At each floor level and provided with: 1) single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/12585. 3) Hose box with a)15 mtrs canvas hose with male & female coupling IS 663 b) nozzle IS 903	
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location and same shall be extended /provided on the podium floor .	External hydrant system shall be provided as per IS 3844.	
6.	Fire Monitors	Required	Shall be provided at top most podium floor at diagonally opposite sight to fight the fire as this area shall not be accessible for fire engine.(internal podium area)	
7.	Automatic Sprinkler system	Required in entire building including all rooms in residential units, lobby area, all the podium car parking's area, shopping area	As mentioned in code of practice IS 15105 , Design and installation of fixed automatic sprinkler fire extinguishing system	
8.	Manually operated Electronic fire Alarm system.	Required in entire building including all rooms in residential units, all the podium car parking's area, shopping area.	As mentioned in code of practice IS 2189 selection , installation and maintenance of Automatic fire detection and alarm system.	
9.	Automatic Detection and alarm system	Required in entire building including all rooms in residential units, all the podium car parking's area, shopping area. CO detector shall be preferred car parking area on ground and podium floor.	As mentioned in code of practice IS 2189 selection , installation and maintenance of Automatic fire detection and alarm system.	
10.	Under ground water Tank	Required	Proposed 2.5 lakh ltrs fire water tank is accepted. Water storage should be used exclusively for fire fighting	
11.	Fire fighting over head tank	Required	Proposed water tank of 25000 ltrs for each wing accepted.	Water storage should be used exclusively for fire fighting
12.	Fire Pump Room	Required.	Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.	
13.	Fire pumps (submersible pumps will not be accepted)	Required. Positive suction shall be preferred.	1.Main pump : 2850 LPM. 2.Stand-by pump : Diesel driven of same capacity t of main electric driven pump.	

			3.Sprinkler pump : 2850 LPM 4. jockey pump for hydrant system : 180 LPM 5. jockey pump for Sprinkler system : 180 LPM 6. Booster pump : 450 LPM in each wing
14.	Fire Retardant doors	Required	At each enclosed lobby as per IS 3614, 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.
15.	Fire brigade connection	Required	At the entrance of main gate.
16.	Sign indicators.	Required at prominent places.	Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS : 12349 for fire protection safety signs. IS : 12407 for graphic symbol for fire protection plan.

FEES PAID : (RESIDENTIAL BUILDING A & B @ 14 & G+23 floors)

- १) अग्निशमन विभागा मार्फत सुरवातीचा ना-हरकत दाखला देताना १) अग्निशमन कायद्यातील तरतुदीप्रमाणे अग्निशमन सेवा शुल्क (fire Service Fees) आकारण्यात आलेली आहे.
- २) मा. महासभेने मंजूर केलेला ठराव क्रमांक ३३४ दिनांक १८/०६/२०२१ नुसार fire premium charges व fire infrastructure चार्जेस आकारण्यात आलेले असून या मधील ५०% टक्के fire premium charges व fire infrastructure सुरवातीला नाहरकत दाखला घेताना व उर्वरित ५०% रक्कम पुढील १ वर्षात अथवा अंतिम ना-हरकत दाखला घेताना भरण्यास असलेल्या सुविधे नुसार संबंधित विकासक यांनी नोंदणीकृत सत्य प्रतिज्ञा पत्र सादर केलेले आहे.
- ३) गोळा करण्यात आलेल्या महसुलाच तपशील खालील प्रमाणे विस्तृत स्वरूपात मांडण्यात येत आहे.

Sr. No.	Type of Fees	Area In sq mtrs	Rate RS	Total fees RS	Fees payable	Fees paid	Receipt no.
1	Fire service	38343.623	15/-	Rs : 575154	575154	575154/-	F/104/3175 Dt. 12/07/2021
Sr. No.	Type of Fees	Area In sq mtrs	Rate RS	Total fees RS	Fees payable	Fees paid 50%	Receipt no.
1	Fire premium (0 to 35 mtrs)	21902.625	250/	Rs 5475656	5475656/-	2737828/-	F/104/3176 Dt. 12/07/2021
2	Infrastructure charges (35-45mtrs)	4682.888	400	Rs 1873155	7752210/-	3876105/-	F/104/3177 Dt. 12/07/2021
3	45to 76.63 mtrs	11758.11	500	Rs 5879055			

[Handwritten signature]


Fees paid For Mercantile Building (G+1 floor)

Sr. No.	Type of Fees	Area In sq mtrs	Rate RS	Total fees RS	Fees payable	Fees paid	Receipt no.
1	Fire service	805.868	2/--	Minimum Rs 20000	20000/-	20000/-	F/104/3173 Dt. 12/07/2021
Sr. No.	Type of Fees	Area In sq mtrs	Rate RS	Total fees RS	Fees payable	Fees paid	Receipt no.
1	Fire premium (0 to 15 mtrs)	805.868	100/	Rs 80587/-	Rs 80587/-	Rs 80587/-	F/104/3174 Dt. 12/07/2021

REMARK/GENERAL CONDITIONS:-

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

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


VIJAY S. RANE
CHIEF FIRE OFFICER
PANVEL MUNICIPAL CORPORATION.

Copy To

- 1] M/S. A.N.Arch Architects
- 2] Office copy.



पनवेल महानगरपालिका

ता.पनवेल जि. रायगड पिन नं. ४१० २०६

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

पमपा/उद्यान/२२२२/प्र.क्र. २० १५५ /२०२२

दिनांक:- ११ /०२/२०२२

प्रति,

श्री.करण गुलाटी व श्री.हितेश जैन,

मे.मेट्रो सत्यम डेव्हलपर्स, १२०४/०५/०६,

मैथिली सिगनेट, प्लॉट नं.३९/४, सेक्टर ३० ए,

इन ऑरबिट मॉल समोर, वाशी, नवी मुंबई.

विषय :- मौजे- रोहिंजण, तालुका पनवेल, जिल्हा रायगड येथील सर्व्हे नं. १५/८, १३/१, १४/५/व, १४/६, १५/६/१५/५ या सर्वे नंबर साठी झाड नाही असा दाखला देणेबाबत.
संदर्भ :- आपला दि. १४/०१/२०२२ रोजीचा अर्ज.

असे प्रमाणित करण्यात येते की, दिनांक ०३/०२/२०२२ रोजी सर्व्हे नं. १५/८, १३/१, १४/५/व, १४/६, १५/६/१५/५ मौजे-रोहिंजण, ता.पनवेल, जि.रायगड येथे समक्ष स्थळ पाहणी केली असता, सदर जागेमध्ये एकही झाड नसल्याने नवीन इमारत बांधकामामध्ये बाधित होत नाही.

सदरचा दाखला हा त्यांनी दिनांक १४/०१/२०२२ रोजी सादर केलेल्या अर्जानुसार देण्यात येत आहे.
(मा. उपायुक्त यांच्या मान्यतेने)

(विदना गुळवे)

सहाय्यक आयुक्त

तथा

वृक्ष अधिकारी

पनवेल महानगरपालिका



**METRO SATYAM
DEVELOPERS**

Date: 23rd October 2021

To,
State Level Expert Appraisal Committee – II (SEAC-II),
15th Floor, New Administration Building
Environment Department, Mantralaya,
Mumbai, Maharashtra.

Subject : Submission of undertaking for reuse of excess treated sewage available from proposed Residential Development with shops at plot bearing Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Taluka: Pandal, District: Raigad, Maharashtra by M/s. Metro Satyam Developers.

I Hitesh Suresh Jain (Partner) in M/s. Metro Satyam Developers hereby confirm that after full occupation of this project the total treated sewage available for reuse will be 325 KLD. Recycling of treated sewage shall be done for gardening (2 KLD) and flushing (120 KLD) within site which will help to reduce the quantity of treated sewage to the tune of 62% (203 KLD).

We hereby also propose to have tie up with Tanker Water Supplier agency named as "Matoshree Water Supply" to whom excess treated sewage shall be given free of cost. They will supply this excess treated sewage for secondary purpose like for nearby construction activities which will help to reduce the quantity of treated sewage to the tune of 35% (114 KLD).

Yours faithfully,

FOR METRO SATYAM DEVELOPERS

For METRO SATYAM DEVELOPERS

AUTHORIZED SIGNATORY

Partner

Mob:-9870300813

8655918100

MATOSHREE WATER SUPPLY

At:- Pendhar , Post Nawade, Tel- Panvel , Dist :- Raigard , Pin 410208

Ref No.

Date :- 14/09/2021

To,

Metro Saytam Developers

Office No. 1204/05/06/

Maithili Signet , Plot No. 39/4

Sector 30A, Oppo Inovbit Mall , Vashi

Navi Mumbai 400 705.

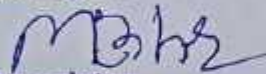
Subject : Regarding usage of excess treated sewage generation from your project .

Respected Sir ,

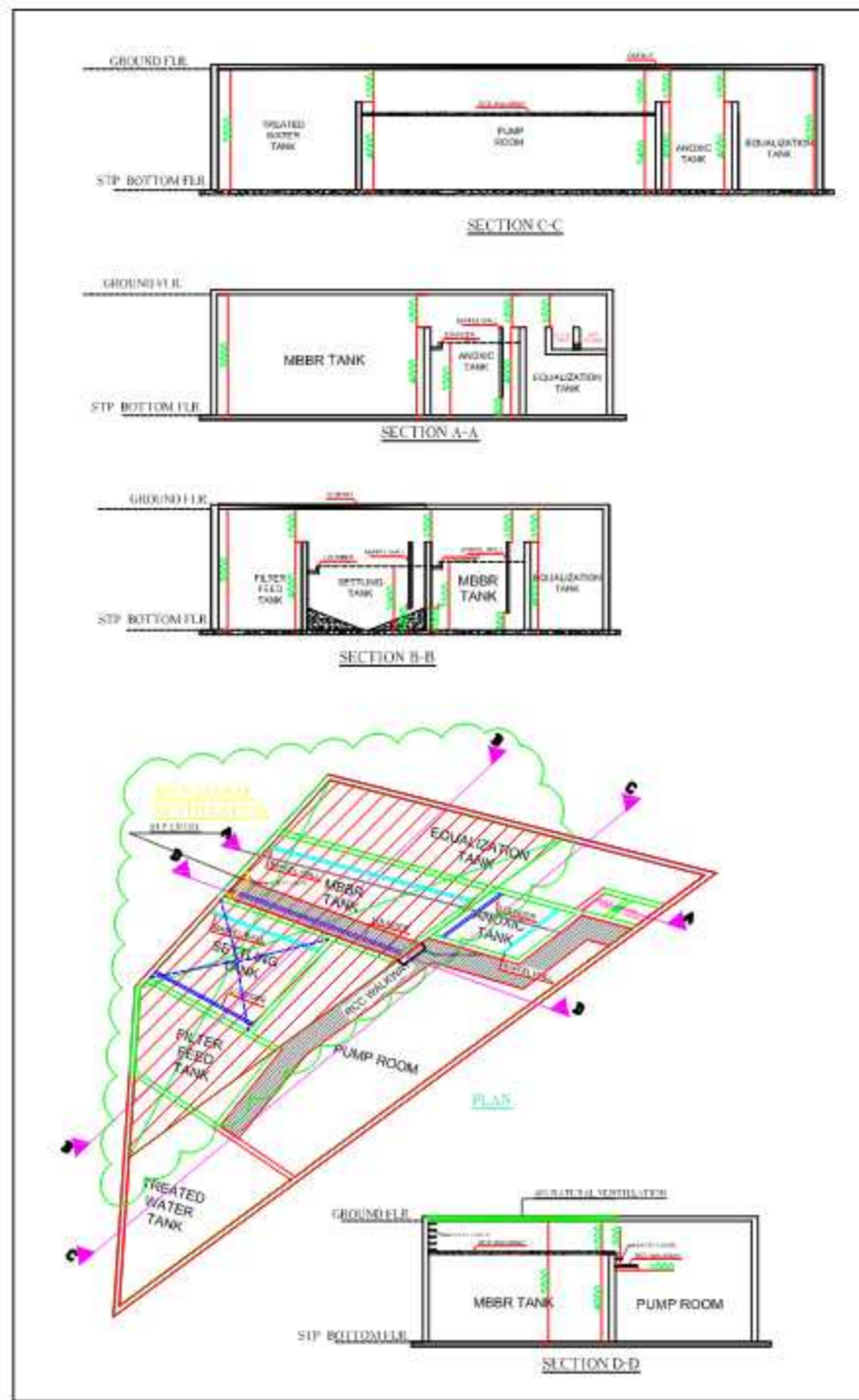
With reference to above, this is to confirm that we will use excess treated sewage water generated from your Proposed Residential Development with shop at plot bearing Survey No. 13/1, 14/5B, 14/6, 15/5, 15/6 and 15/8. At- Village , Rohinjan Tal, Panvel , Dist - Raigard . For supplying water to nearby factories, Construction sites ,f arms , etc. We will take the water free of cost.

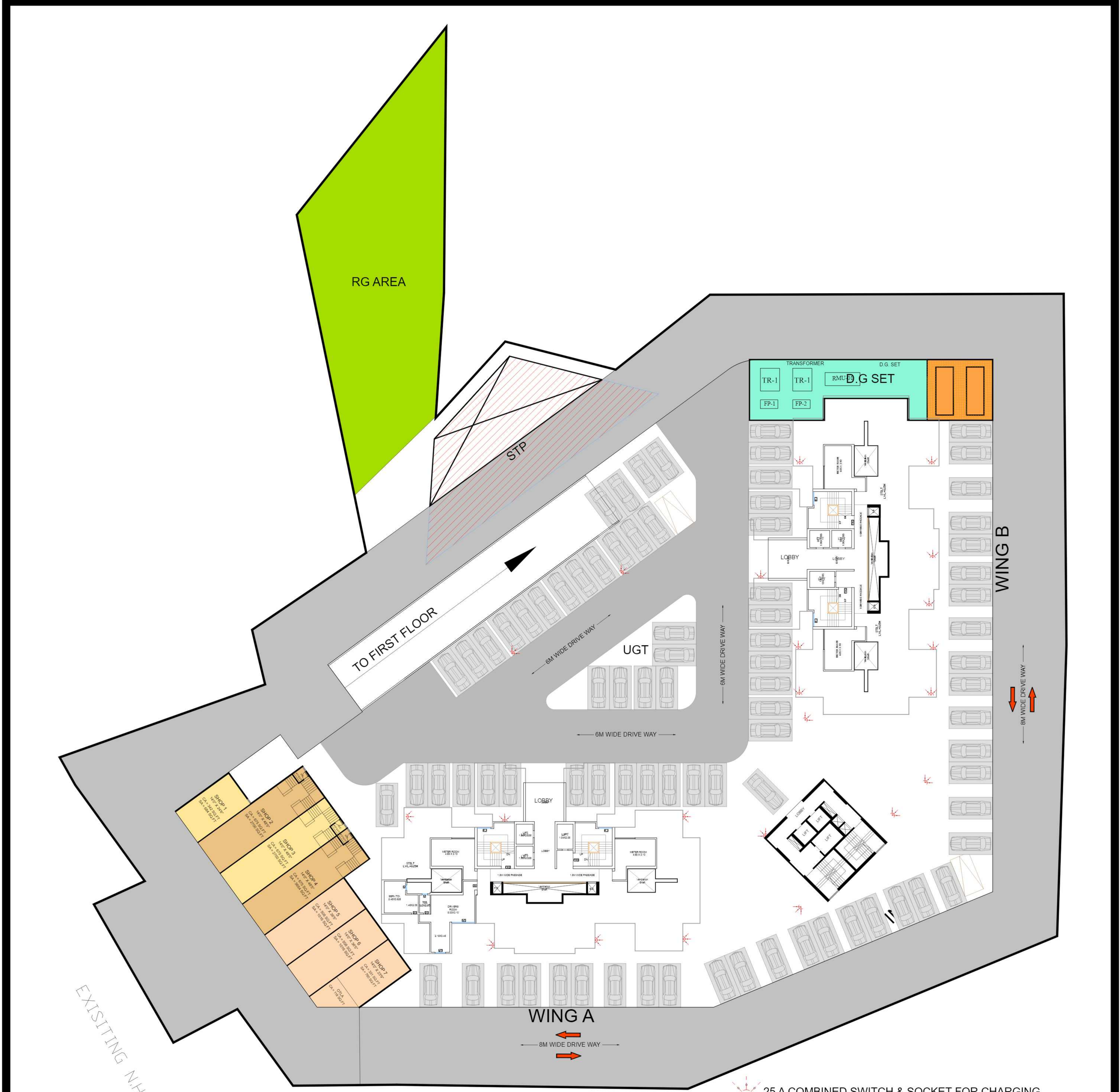
Thanking You,

For Matoshree Transport


Proprietor

Yours Faithfully.



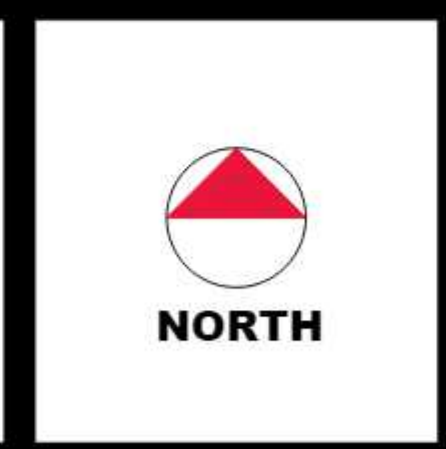


EXISTING N.H.-4

NOTE : ALL PLANS SHOWN ARE TENTATIVE AND ARE SUBJECT TO CHANGE AS PER PLANNING ,STRUCTURAL FEASIBILITY & STATUTORY APPROVALS. ALL DIMENSIONS MENTIONED IN THE DRAWINGS ARE FROM UNFINISHED FACE TO UNFINISHED FACE.

25 A COMBINED SWITCH & SOCKET FOR CHARGING
 PARKING ON GROUND FLOOR
 NO OF CAR PARKINGS = 84
 NO. OF ELECTRIC CHARGING POINTS (25%) = 22

CONTENT:
GROUND FLOOR PLAN





ECBC
COMPLIANCE
ANALYSIS
REPORT

Residential Development with Shops

Rohinjan, Raigad

Submitted on: Tuesday, December 7, 2021

For
M/s. Metro Satyam Developers

By
KDS
KAIZEN DESIGN SOLUTIONS

INDEX

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Disclaimer:

This report has been prepared based on information that we believe to be reliable and accurate. We do not warrant the accuracy or completeness of the assumptions made. This report has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

1. Energy Calculations Against Conventional Base Case

Sr. No.	Building Parameters	Maximum Demand Load in kW		Energy Conservation Measures	% Savings
		Standard Base Case	Efficient Proposed Case		
A) Residential					
1	Internal Lighting	366	183	# LED Tubes & Lamps for all habitable areas	50.00
2	Air Conditioning	439	439	# Energy Efficient 3 - Star Rated Split AC, High COP	0.00
3	Equipments	205	205	# 5 A Load - TV, Telephone, Fans, Plug Points etc. # 15 A Load - Fridge, Microwave, Washing Machines etc.	0.00
4	Water Heating	351	263	# 25% of Total Hot Water requirement on Solar	25.00
B) Infrastructure					
1	Common Area Lighting	90	44	# LED Tubes for Stairs, Stores, MEP Rooms, Toilets, Lobbies	51.00
2	External / Landscape Area Lighting	30	15	# LED Lamps with Timer Based Controls	52.00
3	Parking Area Lighting	45	22	# LED Tubes for Parking Spaces with Motion Sensors	51.00
4	Plumbing, Fire, Equipment & Ventilation	167	117	# Pumps & Motors with Premium Efficiency of 70 - 80% respectively	30.00
5	Lifts & Escalators	219	175	# Energy Efficient Lifts with VVVF Lift Drive	20.00
#	Total	1911	1462	Total Savings in Energy Demand - 449 kW	23.49
C) Renewable System					
1	Solar PV Panels	0	15	# Provision of Solar PV panels on rooftop with capacity of 15 kW	1.03
#	Grand Total	1911	1447	Total Savings in Energy Demand - 464 kW	24.27

Sr. No.	Energy Conservation Measures	Savings %
1	Better Envelope Design	24.27% energy saved as per Conventional Base Case. 3.49% energy saved as per ECBC 2007 Base Case.
2	Lower Lighting Loads	
3	Efficient Air Conditioning System	
4	Efficient Pumps & Motors	1.02% of demand Load (15 kW)
5	Solar PV System	

Hot water consumption	88 kW
Solar PV	15 kW
Total	103 kW
Demand Load (Base case)	1911 kW

Potential percentage of Renewable Energy compared to Project's Demand Load **5.38%**

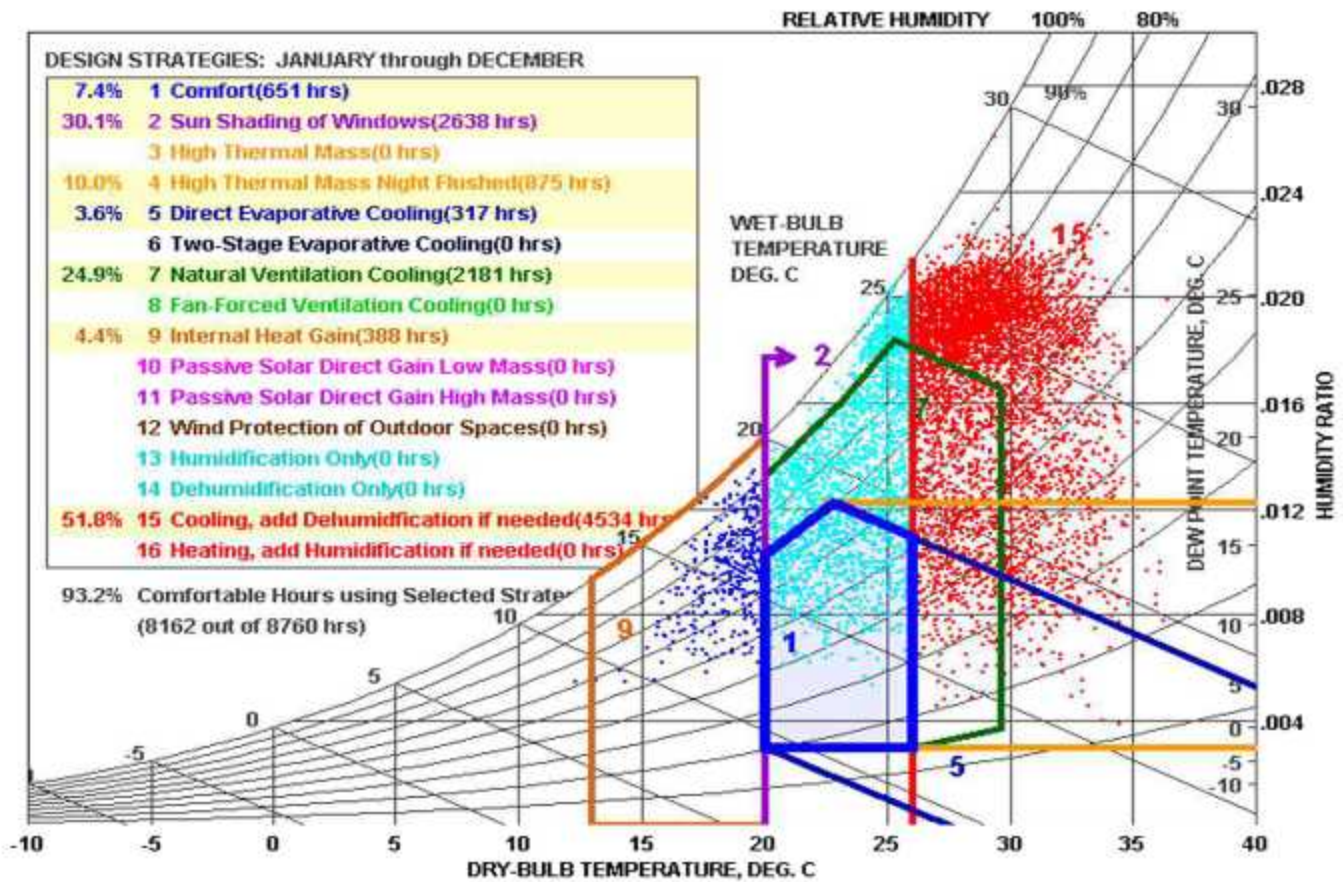
4. Terrace Area Calculations

For the Proposed Project, Solar Hot Water is proposed for whole project and Solar PV panels are proposed to encourage the Renewable Energy use and also to encourage sustainable development.

Roof

Total Population	-	2594	
Total Residential Hot Water Requirement	-	38910	(2594 x 15 ltrs/day/person)
Total Roof Area	-	1036 Sq.m.	
Shadow Free Area	-	570 Sq.m.	(55% as Shadow free area)
Solar PV Capacity on roof	-	15 kW	
Space Required for Solar PV	-	150 Sq.m.	(@ 10 sq.m. / kW)
Area Required for 1 Solar Hot Water Panel	-	5.50 Sq.m.	
Total No. Panels which can be accommodated	-	65	
Total No. Panels Considered	-	65	
Total Hot Water Generation	-	9750 LPD	(65 x 150 ltrs / Panel)
Total % of Hot Water on Solar	-	25%	(compared to total hot water requirement)

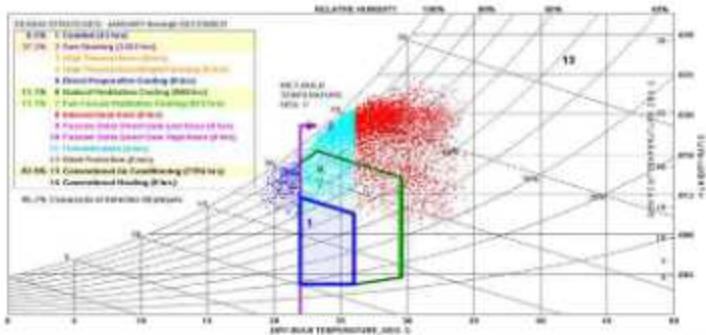
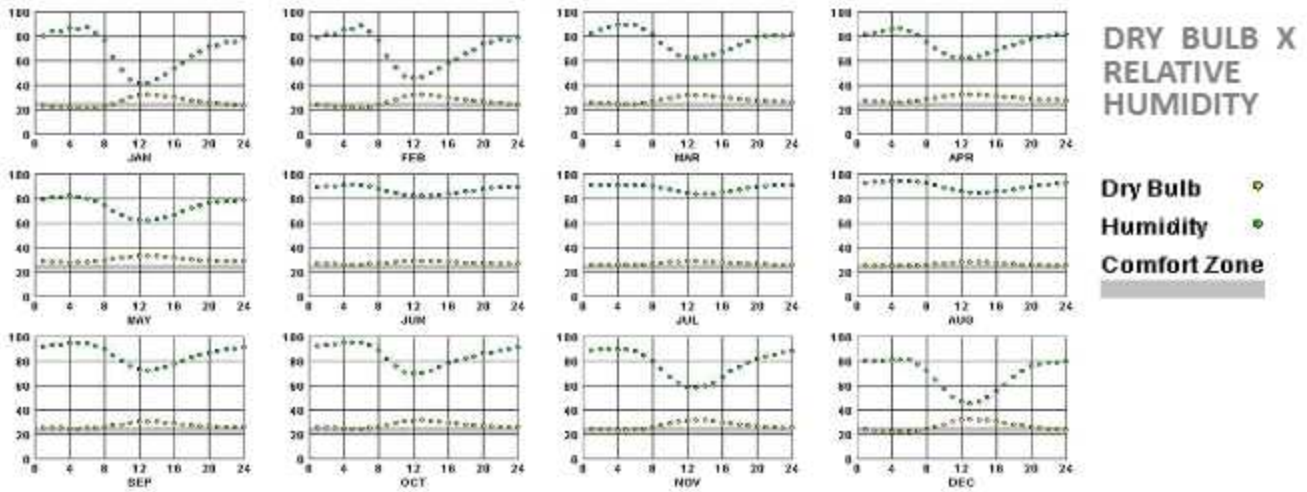
8. Climate Analysis



Psychrometric Chart above explains that, no other strategy is effective for passive comfort except Solar Shading & Natural Ventilation. Strategies like direct evaporative cooling, internal heat gain and High thermal mass are also effective, but for a lesser period. Around 30% of total comfort hours can be achieved by Sun Shading. Around 27% of total comfort hours can be achieved by Natural Ventilation. From all the above strategies around 50 % of total comfort hours can be achieved by Sun Shading and Natural Ventilation & for the rest 50% of the time air conditioning may be required. For this analysis, the Comfort Criterion was set at 20 to 26 degree C for dry bulb temperature & relative humidity to 70%.

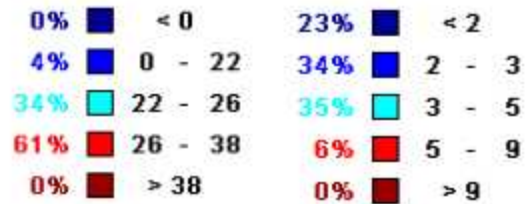
The Psychrometric Chart above confirms that the four effective strategies are Shading, Ventilation, Internal heat gain and Evaporative cooling. The graph plot on next page shows the degree difference between the Dry Bulb Temperature & Relative Humidity. As per the legend, at least 30% of the total hours are in comfort range with an effective wind speed of 3 to 5 m/s. Fan forced ventilation is also an effective strategy during monsoon period.

Next is the annual wind pattern of Mumbai city. The purpose is to understand this Wind Pattern. If you observe the legend carefully, you will understand that, 22% of the total annual wind is flowing from West direction, which has a temperature around 20 to 26 degree C, with a humidity around 70% & maximum wind speed is 6 m/s at one point of time. The predominant wind direction in Monsoon Period is west.



DRY-BULB TEMP (degrees C)

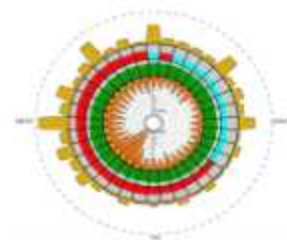
WIND SPEED (m/s)



TEMPERATURE (Deg. C)



RELATIVE HUMIDITY (%)



ANNUAL WIND PATTERNS

SUMMER

WINTER

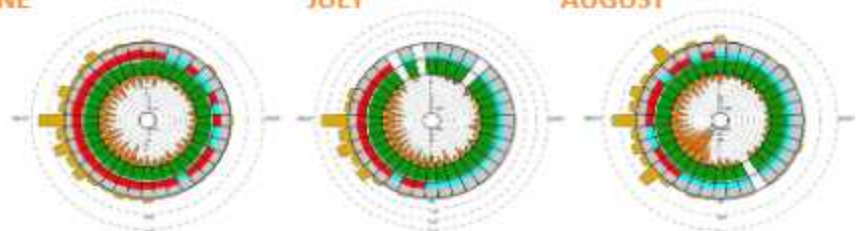


SEASONAL WIND PATTERNS

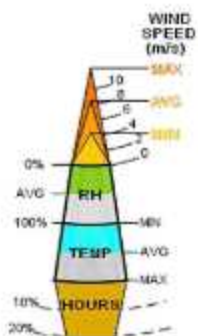
JUNE

JULY

AUGUST



MONTH WISE DETAILS



9. ECBC 2007 Compliance

SECTION 4 - BUILDING ENVELOPE

4.2.1 Fenestration: The vertical fenestration of the project is labelled by manufacturer. The following value will be considered for the same,

U-value:	4.60 W/sm.K
SHGC:	0.42
VLT:	45%

4.2.2 Opaque Construction: The U-value of roof and wall assembly are calculated and provided as per Annexure V.

4.2.3 Building Envelope Sealing: All spaces of the project are naturally ventilated, therefore the criteria don't apply to them.

SECTION 5 - COMFORT SYSTEM AND CONTROLS

5.2.1 Natural Ventilation: The project buildings are naturally ventilated and they comply with all the guidelines provided in NBC 2016, Part 8, 5.4.2 and 5.7.1. The fans are only provided in the common facilities which will be BEE 3-star rated or more. Additionally, the tenant will be suggested to select efficient ceiling fans.

5.2.2 Minimum Space Conditioning Equipment Efficiencies: The clause is not applicable to this project as all the tenant areas are naturally ventilated. The project team would suggest the tenant to install energy efficient air conditioning system through their tenant guidelines.

5.2.3 Controls: The controls like timelock, temperature controls, occupancy controls, fan controls, dampers etc. are associated with air-conditioning, hence they are not applicable.

5.2.4 Piping & Ductwork: Not Applicable.

5.2.5 System Balancing: Not Applicable.

5.2.6 Condensers: Not Applicable.

SECTION 6 - SERVICE WATER HEATING AND PUMPING

6.2.1 Solar Water Heating: The project will have solar water heating for 25% of the design capacity.

6.2.2 Equipment Efficiency: The solar water heater will meet efficiency level as per IS 13129 Part 1 & 2.

6.2.3 Supplementary Water Heating System: Not Applicable.

6.2.4 Piping Insulation: The piping and storage tanks will be insulated with minimum R-value of 0.74 sq.m.K/W.

SECTION 7 - LIGHTING

7.2.1 Lighting Controls: The buildings are residential type and each zone of them are smaller than 30 sq.m. Hence, the lighting controls are not applicable for the space size and building type as well.

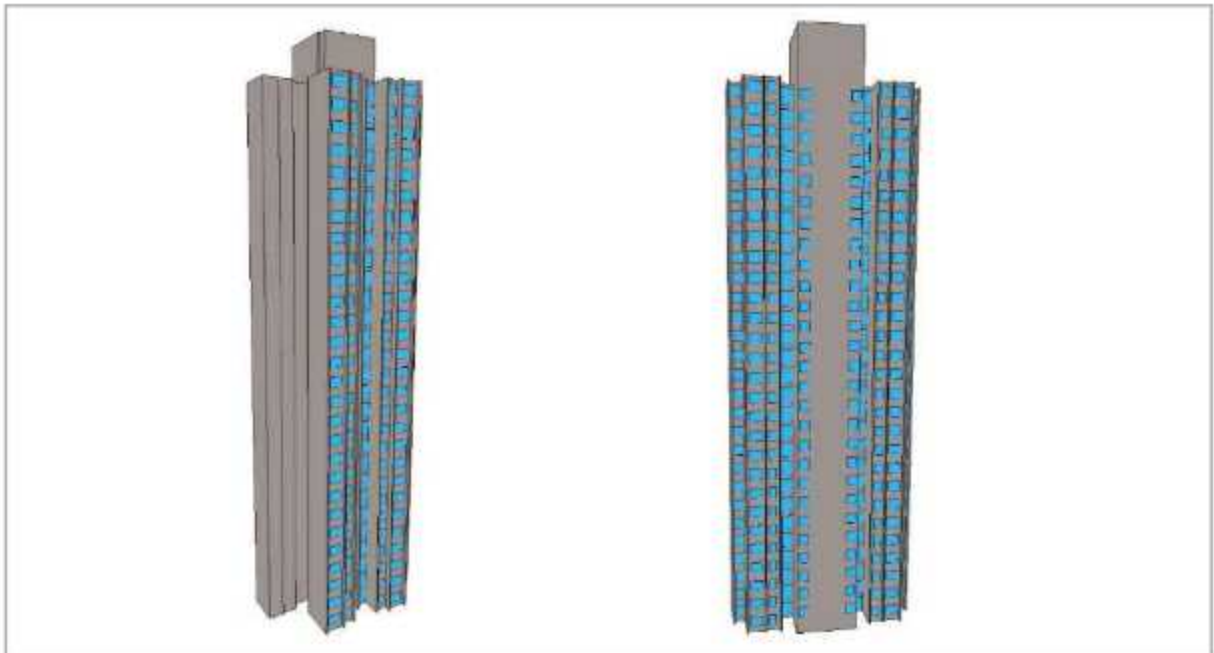
WHOLE BUILDING PERFORMANCE METHOD

Project: Residential Development with Shops at Rohinjan, Raigad

Zoning: A zoning plan was developed for each floor & entered into the simulation model. Each zone was assigned a set of properties including lighting power density, equipment power density, occupancy rate, outside air requirement etc. Each zone was also assigned physical properties of floor-to-floor height, material conductivity & fenestration area etc.

Modelling: A baseline building as per the properties stated in ECBC 2007 was modelled. The Building was simulated with actual orientation and again after rotating the entire Building by 90, 180 & 270 Degrees and then the annual energy consumption results were averaged out to get the ECBC 2007 Baseline Building Energy consumption in Megawatt hours. As per ECBC 2007, the average base case energy consumption does not consider the effect of building shades & overhangs.

A wide range of actual as-designed parameters such as Envelope (roofs, walls), Windows (type of window glass), Lighting (lighting power density), reduced Exterior Lighting, efficient system design were added to the Baseline case to simulate the performance of the designed building.



The project has been modelled with the e-QUEST energy analysis software that uses the DOE 2.2 Building energy simulation engine. The e-QUEST energy modelling software allows for a graphical display of all the 3-dimensional geometry entered in the application to describe the building. As per the view shown, the Building has been modelled in detail to improve the accuracy of analysis work.

The project objective is to evaluate energy use and the energy efficiency performance of the Building.

DETAILED COMPARISON BETWEEN BASE CASE & PROPOSED CASE

The simulation model for calculating the Proposed Design and the Standard Design shall be developed in accordance with the requirements in Table 10.1 in ECBC 2007.

Sr. No.	Model Input Parameter	Baseline Case (As per ECBC 2007)	Proposed Case
1	Exterior Wall Construction	U-factor: 0.44 W/Sq.m.K	U-Value: 0.85 W/Sq.m.K 6" External AAC Wall
2	Roof Construction	U Value: 0.26 W/Sq.m.K	U-Value: 0.47 W/Sq.m.K 6" RCC Slab with 2" XPS insulation
3	Glazing	U Value: 3.30 W/Sq.m.K SHGC: 0.25	U Value: 4.60 W/Sq.m.K SHGC: 0.42 VLT: 45%
4	WWR	28%	28%
5	Shading	No shades	Shading effect of solar panel on roof and shading devices on all facade is considered.
6	EPD (W/Sq.m.)	15	15
7	Pumps & Motors	IE 1	IE 2
8	LPD (W/Sq.m.)	7.5	5.0
9	External Lighting Load (kW)	As per Annexure III	30% lesser than Annexure III
10	Domestic Hot Water	20% on Solar (15 ltr/person/day)	25% on Solar (15 ltr/person/day)
11	HVAC System Type	Split Unit with COP 3.5	Split Unit with COP 3.5
12	Process Loads	As per Design	As per Design
13	DG Set	CPCB Approved	CPCB Approved
14	PF Correction	0.95	0.95
15	Power Distribution Losses	< 1%	< 1%

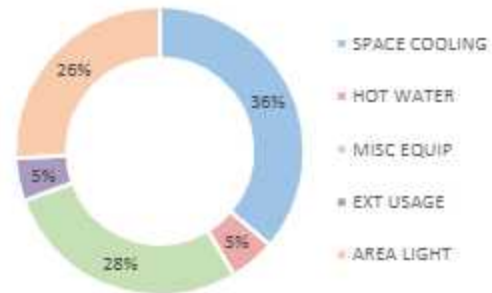
BASELINE MODEL - AS PER ECBC 2007

The ECBC 2007 Minimally Compliant Baseline model is used to benchmark the design case. This model geometry is based upon the design case, but the performance parameters listed below are defined to reflect the minimum efficiency levels that ECBC 2007 defines for various building components.

ENERGY-USE COMPARISON FOR ALL END USES
BASELINE CASE (MWh) - As per ECBC 2007



BASELINE CASE - As per ECBC 2007



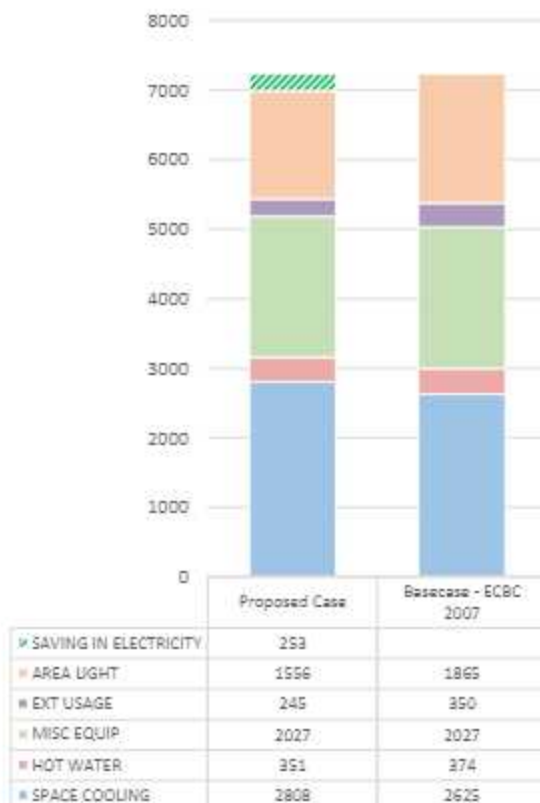
Based on the above parameters, the average Base-Case

Consumption is **7,241 MWh**
The EPI is **95.70 kWh / sq.m. / yr**

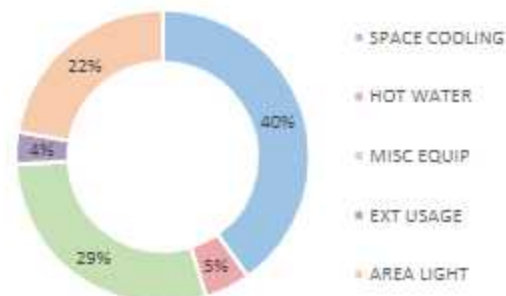
PROPOSED CASE MODEL

Proposed case assumptions are based on project drawings and operating parameters assumptions based on experience and standards.

ENERGY-USE COMPARISON FOR ALL END USES
PROPOSED v/s BASELINE



PROPOSED CASE



Based on the above parameters, the average Proposed - case

Consumption is **6,988 MWh**
The EPI is **92.36 kWh / sq.m. / yr**

SUMMARY

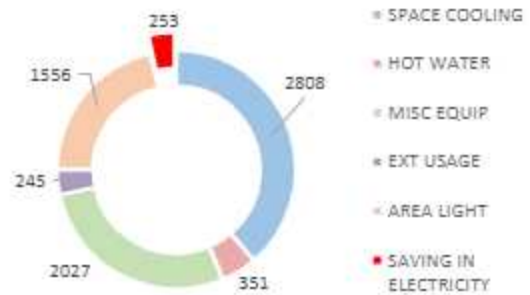
The Proposed case model shows significant savings in internal lighting as well as space cooling energy consumption as compared with the ECBC 2007 stipulated baseline model. These energy reductions can primarily be attributed to improved lighting power density and reduction in cooling loads due to improved envelope and glazing specifications.

For the purposes of determining energy savings in rupees, the energy costs for the proposed case model are compared to the energy costs for the ECBC 2007 minimally-compliant model.

Based on the final design considerations for building envelope and equipment, it is noted from the results of energy simulation that by using efficient envelope and lighting, the total per year energy required for the project - Residential Development with Shops at Rohinjan, Raigad, are as under:

Proposed project	6,988	MWh
Base line - ECBC 2007	7,241	MWh
Saving over ECBC 2007 - MWh	253	3.49%

ENERGY (MWh) FOR END-USES PROPOSED CASE SHOWING SAVING OVER BASELINE - ECBC 2007



ENERGY-USE COMPARISON FOR ALL END USES PROPOSED v/s BASELINE



Annexure II: Renewable Energy

Virtual analysis tool – Retscreen has been used as a basis for the commentary provided in this report. To determine Orientation and Slope of the proposed Solar Panel actual location Mumbai was used for the simulation.

Total Connected Load for Proposed Project	2830	kW
Maximum Demand for load of proposed project	1462	kW
1% of demand load	14.62	kW
Renewable energy proposed for the Project	15	kW

It is determined through simulation that the solar panels of 15 kWp capacity will generate 28 MWh electricity annually. The desired Solar Panel locations are proposed considering right Orientation (Azimuth Angle) and Slope (Altitude Angle) of Solar Panel.

RET Screen Calculation		
Solar tracking mode		Fixed
Slope		20
Azimuth		180
Solar Data		
Photovoltaic		
Type		Low - LID - Mono PREC
Power Capacity	kW	15
Manufacturer		LONGI
Model		LR4 - 72HPH - 435M
Number of Units		34
Efficiency	%	19.6%
Nominal operating cell temperature	° C	43
Temperature coefficient	% / ° C	0.4
Solar collector area	m ²	68
Miscellaneous losses	%	5%
Summary		
Electricity generated	MWh	28

Annexure III: Exterior Building Lighting Power

ECBC 2017 - Table 6-7 Exterior Building Lighting Power for ECBC Buildings

Exterior lighting application	Power limits
Building entrance (with canopy)	10 W/m ² of canopied area
Building entrance (w/o canopy)	90 W/ linear m of door width
Building exit	60 W/lin m of door width
Building façade	5.0 W/m ² of vertical façade area
Emergency signs, ATM kiosks, Security areas façade	1.0 W/m ²
Driveways and parking (open/ external)	1.6 W/m ²
Pedestrian walkways	2.0 W/m ²
Stairways	10.0 W/m ²
Landscaping	0.5 W/m ²
Outdoor sales area	9.0 W/m ²

Annexure IV: Electrical Wires

It is recommended to use copper wires with high rating to reduce resistance, which would result in energy efficiency. Copper has the highest electrical conductivity of any metal, after silver, with this property accounting for over 50% of its use. As the best, economically affordable conductor of electricity, using copper can reduce electrical energy losses and improve overall energy efficiency.

Annexure V: U-value Calculations

Building Envelope

Calculation Of 'U' Value For A Wall Section

Material Specification	'R' Value (sq.ft.degF/btu)
1 Outside Air Film	0.17
2 1" Cement Plaster	0.2
3 6" AAC Wall	5.49
4 0.5" Cement Plaster	0.1
5 Inside Wall Air Film	0.64
Total	6.68

Therefore,

R' Value of Vertical surface (Wall)	6.68 sq.ft.degF/btu
U Value (I-P Unit) :	0.15 btu/sq.ft.degF
(SI Unit) :	0.85 W/sm.degK

Calculation Of 'U' Value For A Roof Section

Material Specification	'R' Value (sq.ft.degF/btu)
1 Outside Air Film	0.17
2 Floor Finish	0.15
3 1" Screed	0.2
4 2" XPS Insulation	10.14
5 1" Screed	0.2
6 6" Concrete Slab	0.6
7 ½" Cement Plaster	0.1
8 Inside Ceiling Air Film	0.61
Total	12.17

Therefore,

R' Value of Vertical surface (Roof)	12.17 sq.ft.degF/btu
U Value (I-P Unit) :	0.08 btu/sq.ft.degF
(SI Unit) :	0.47 W/sm.degK

ENVIRONMENTAL MANAGEMENT PLAN

During Construction Phase

No.	Component	Description	Total Cost (Rs. In Lacs)	
1	Air Environment	Cost for Dust Suppression	5.40	
		Air & Noise Quality Monitoring	Sensors for Air quality & Noise level monitoring	#52.00
			By outside MOEF Approved Laboratory	1.32
2	Water Environment	Drinking water analysis	0.90	
3	Land Environment	Portable Sewage Treatment Plant	3.00	
4	Health & Hygiene	Disinfection at site	6.00	
		Health Check up of workers	13.50	
Total Cost for EMP			82.12	
5	Cost towards Disaster management		52.20	
Grand Total			134.32	

Operation & maintenance cost of Sensors for Air & Noise quality monitoring is already considered in this value

ENVIRONMENTAL MANAGEMENT PLAN

During Operational Phase

No.	Component	Description	Capital cost Rs. in Lacs	Operational and Maintenance cost (Rs. in Lacs/year)
1	AIR AND NOISE ENVIRONMENT			
1.1	Cost for Ambient Air Quality & Noise Monitoring	On-site Sensors	No set up cost is involved as already considered Construction Phase	0.50
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.22
1.2	Cost for DG Stack Exhaust Monitoring	DG stack (1 no.)	*No set up cost is involved	0.05
1.3	Cost for plantation	RG area (961.78 sq.mt)	5.29	1.20
2	WATER ENVIRONMENT			
2.1	Cost for Waste water treatment	Cost for sewage Treatment Plant	150	18.99
2.2	Cost for Environmental Monitoring	On-site Sensors	6.50	1.00
		By outside MoEF & CC Approved Laboratory	*No set up cost is involved	0.05
2.3	Cost for Water Conservation (Rain Water Harvesting System)	Cost for RWH Tank	4.00	0.20
		Cost for Treatment unit for rain water tanks	3.00	0.01
		Cost for Environmental Monitoring (Rain water)	*No set up cost is involved	0.05

ENVIRONMENTAL MANAGEMENT PLAN

During Operational Phase

No.	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/Year)
3	LAND ENVIRONMENT			
3.1	Cost for Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	16.00	4.49
		Cost for Monitoring of organic manure	*No set up cost is involved	0.08
4	ENERGY CONSERVATION			
4.1	Use of renewable energy	Cost for Solar system	23.50	0.82
Total Cost for EMP			208.29	27.66
5	DISASTER MANAGEMENT			
5.1	Cost towards Disaster management		424.00	11.60
Grand Total			632.29	39.26

* No set up cost is involved as monitoring contract shall be given to outside MoEF approved laboratory

Environmental Consultancy & Laboratory

Lab. Gazetted by MoEF&CC-Govt. of India

Lab. Accredited by NABL - ISO/IEC 17025:2017 [TC-5600, Valid until 03.08.2024 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015

ISO 45001 : 2018

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. METRO SATYAM DEVELOPER

For Your Project "**Residential Development With Shops**"

At Plot Bearing Survey No.13/1,14/5/B,14/6,15/5,15/6 & 15/8

Village-Rohinjan, Taluka-Panvel, District-Raigad

REPORT NO. : UT/ELS/REPORT/C-092/09-2022

ISSUE DATE : 21/09/2022

YOUR REF. : Work Order Letter

REF. DATE : 20/09/2022

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: : C-05/05-2022
Sample Registration Date : 03/05/2022
Date of Sampling : 02/05/2022 to 03/05/2022
Time of Sampling : 09:30 Hrs. to 09:30 Hrs.
Analysis Starting Date : 03/05/2022
Analysis Completion Date : 05/05/2022
Sample Lab Code : UT/ELS/C-026/05-2022
Ambient Air Temperature : 28.1^oC to 34.1^oC

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : At Project Site
Co-ordinates: N19°5'29.12", E73°4'39.53"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 24 Hours
Relative Humidity : 51.0 % to 65.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	14	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	24	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method IO-2.1	79	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	27	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.4	mg/m ³

†: Sampling Period 1 Hr.

Opinions / Interpretations: National Ambient Air Quality Monitoring Standard, Part III- Section IV is provided as Annexure-I for your reference.
(Turnover to find Annexure).

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Polltech; Model - PEM-RDS 8NL; Sr. No .3213	Valid up to - 05/01/2023
Fine Dust Sampler	Make - Netel, Model - NPM FDS2.5/10µ (A); Sr. No. 222	Valid up to - 27/09/2022	

- Note:**
1. This test report refers only to the sample tested.
 2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
 3. This test report may not be reproduced in part, without the permission of this laboratory.
 4. Any correction invalidates this test report.
 5. Weather was Sunny & clear during sampling period.

- END OF REPORT -



For ULTRA-TECH,

N. Namjoshi
(Authorized Signatory)

Environmental Consultancy & Laboratory

Lab. Gazetted by MoEF&CC-Govt. of India

Lab. Accredited by NABL - ISO/IEC 17025:2017 [TC-5600.Valid until 03.08.2024 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015
ISO 45001 : 2018

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. METRO SATYAM DEVELOPER

For Your Project "**Residential Development With Shops**"

At Plot Bearing Survey No.13/1,14/5/B,14/6,15/5,15/6 & 15/8

Village-Rohinjan, Taluka-Panvel, District-Raigad

REPORT NO. : UT/ELS/REPORT/C-093/09-2022

ISSUE DATE : 21/09/2022

YOUR REF. : Work Order Letter

REF. DATE : 20/09/2022

SAMPLE PARTICULARS

Sampling Plan Ref. No.

Date of Monitoring

: C-05/05-2022

: 02/05/2022 to 03/05/2022

NOISE LEVEL QUALITY MONITORING

Sample Lab Code

Survey Done By

: UT/ELS/C-027/05-2022

: ULTRA TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	12:00 to 12:05	54.4	00:00 to 00:05	44.1
02.	At Project Site	12:10 to 12:15	54.2	00:10 to 00:15	43.8

Opinions / Interpretations: *The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.
(Turnover to find Annexure).*

Note:
1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Casella; Model - CEL-G33C; Sr. no. 2382959	Valid up to - 10/12/2022

Note:
1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

- END OF REPORT -



For ULTRA-TECH,

M. Namjoshi

(Authorized Signatory)

Environmental Consultancy & Laboratory

Lab. Gazetted by MoEF&CC-Govt. of India

Lab. Accredited by NABL - ISO/IEC 17025:2017 [TC-5600, Valid until 03.08.2024 in the field of Testing]

QCI-NABET Accredited EIA Consulting Organization

STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015

ISO 45001 : 2018

Lab : Survey No. 93/A, Conformity Hissa No.2 G.V.Brothers Bldg., Beta Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultratech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: M/s. METRO SATYAM DEVELOPER

For Your Project "**Residential Development With Shops**"

At Plot Bearing Survey No.13/1,14/5/B,14/6,15/5,15/6 & 15/8

Village-Rohinjan, Taluka-Panvel, District-Raigad

REPORT NO. : UT/ELS/REPORT/C-094/09-2022

ISSUE DATE : 21/09/2022

YOUR REF. : Work Order Letter

REF. DATE : 20/09/2022

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-05/05-2022
Sample Registration Date : 03/05/2022
Date & Time of Sampling : 02/05/2022 at 17:00Hrs.
Analysis Starting Date : 03/05/2022
Analysis Completion Date : 10/05/2022
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-028/05-2022

SOIL QUALITY MONITORING

Sample Type : Surface Soil (at 15cm depth)
Sample Location : At Project Site
Sample Quantity & Packing Details : 1kg In Plastic Bag Contained in Zip Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	4.8	%
2.	Bulk Density	IT/LQMS/SOP/S03	1149	kg/m ³
3.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
5.	pH	IS:2720 (Part 26) : 1987	7.9	-
6.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.458	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	99	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	96	mg/kg
9.	Chlorides as Cl (Water Extractable)	UT/LQMS/SOP/S23	127	mg/kg
10.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	134	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.0	(meq/kg) ^{1/2}
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	24.6	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	54.1	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
15.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	76	kg/ha
16.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	223	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	180	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35 & S37	75147	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35 & S37	97	mg/kg

Opinions / Interpretations: NIL

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.

- END OF REPORT -



For ULTRA-TECH

M. Namjoshi

(Authorized Signatory)



पनवेल महानगरपालिका

ता. पनवेल, जि. रायगड, पिन नं. ४१० २०६

कार्यालय : २७४५८०४०/४१/४२

फॅक्स नं. : ०२२-२७४५२२३३

Email : panvelcorporation@gmail.com

कार्यालय जा.क्र. पमपा/पा.पु.वि/ ६८२१/प्र. क्र.०५/६६२/२०२१

दि. १७/१२/२०२१

ना - हरकत दाखला

दाखला देण्यात येतो की, मे. मेट्रो सत्यम डेव्हलपर्स यांनी सर्व्हे नं.१३/१, १४/५(B), १४/६, १५/५, १५/६ & १५/८ रोहीजण पनवेल जि. रायगड या जागेत बांधण्यात येणा-या नियोजित इमारतींना सद्यस्थितीत पनवेल महानगरपालिकेकडून पाणी पुरवठा उपलब्ध होऊ शकत नाही परंतु पनवेल महानगरपालिकेस नविन अमृत पाणी पुरवठा योजनेमधून महाराष्ट्र जीवन प्राधिकरणाकडून २०. द.ल.लि. पाणी पुरवठा उपलब्ध होणार आहे. सदरची पाणी पुरवठा योजना पूर्ण झाल्यानंतर पाणी उपलब्धतेनुसार पाणी पुरवठा उपलब्ध करून देणे शक्य होईल. सदरचा ना- हरकत दाखला पर्यावरण विभागाची मंजूरीकरिता देण्यात येत आहे, या कामी विकासाची परवानगी घेण्याची जबाबदारी विकासाची राहिल.

(संजय जगताप)

शहर अभियंता

पनवेल महानगरपालिका





MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000123864/CE 2202000070

Date: 01/2/2022

To,
M/s. METRO SATYAM DEVELOPERS,
Sr. No.13/1,14/5/B,14/6,15/5,15/6 &15/8,
Vill-Rohinjan, Tal-Panvel, Dist.-Raigad,



Your Service is Our Duty

Sub: Consent to Establish for residential and Commercial building construction project in Red Category.

- Ref:**
1. Your application vide UAN No. 0000123864, dated 22/10/2021.
 2. Minutes of 14th Consent Committee meeting dtd 29/11/2021.

Your application NO. MPCB-CONSENT-0000123864

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

1. **The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.199.7825 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for residential and Commercial building construction project named as M/s. METRO SATYAM DEVELOPERS Residential Development With Shops at Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village Rohinjan, Taluka- Panvel, District-Raigad, on Total Plot Area of 7949.00 Sq Mtrs for construction BUA of 75,664.37 Sq Mtrs including utilities and services**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	342	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 & 2	DG set (320 KVA*2)	2	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY GARBAGE	711 Kg/Day	SEGREGATION	PANVEL CORPORATION / SALE
2	WET GARBAGE	476 Kg/Day	OWC	Used as Manure
3	STP SLUDGE	51 Kg/Day	CENTRIFUGE / FILTER PRESS	Used as Manure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	100	Kg/M	--	Sale to authorized reprocessor

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
11. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
12. PP shall install online monitoring system for BOD, TSS and flow at the outlet of STP with connectivity to MPCB Server.
13. PP shall extend/submit BG to from total sum of Rs. 10 Lakhs towards compliance of consent to establish condition.
14. PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
15. Project Proponent shall obtain Environmental Clearance for the proposed activity. PP shall not take effective steps without obtaining prior Environmental Clearance from the Competent Authority .
16. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
17. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
18. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
19. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.



Maharashtra Pollution Control Board

61f93223adee8c3cf51ebe15

20. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E

For and on behalf of the
Maharashtra Pollution Control Board.


(Ashok Shingare IAS),
Member Secretary

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	399565.00	TXN2110001944	22/10/2021	Online Payment

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
3. CC/CAC desk- for record & website updating purposes.



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed STP having capacity 350 CMD based on MBBR technology.
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	354.00
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.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S- 1&2	DG Set (320 KVAX2)	Acoustic Enclosure	3.5	DIESEL	105 Kg/Hr

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

Total Particular matter	Not to exceed	150 mg/Nm ³
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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	C to E	10 Lakhs	15 Days	Compliance of consent conditions	COU	COU

** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

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

BG Forfeiture History

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



BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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



Maharashtra Pollution Control Board

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

For and on behalf of the
Maharashtra Pollution Control Board.



Ashok Shingare
(Ashok Shingare IAS),
Member Secretary



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

To,

The Partner
METRO SATYAM DEVELOPERS
1204/05/06, Maithili Signet, Plot no. 39/4, Sector 30A, Vashi, Navi Mumbai.
-400705

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 SIAMH/MIS/228098/2021 dated 07 Sep 2021. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH141175
2. File No.	SIAMH/MIS/228098/2021
3. Project Type	New
4. Category	B2
5. Project/Activity Including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential Development with shops at plot bearing Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Taluka: Panvel, District: Raigad, Maharashtra.
7. Name of Company/Organization	METRO SATYAM DEVELOPERS
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: 13/03/2022

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/228098/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. METRO SATYAM DEVELOPERS,
Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8,
Village: Rohinjan, Taluka: Panvel, District: Raigad

Subject : Environment Clearance for Residential Development Construction Project with shops at plot bearing Survey No. 13/1, 14/5/B, 14/6, 15/5, 15/6 and 15/8, Village: Rohinjan, Taluka: Panvel, District: Raigad by M/s.METRO SATYAM DEVELOPERS

Reference : Application no. SIA/MH/MIS/228098/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC- in its nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 238th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1.	Plot Area (sq. m.)	7,949.00 sq.mt	
2.	FSI Area (sq. m.)	38,092.49 sq.mt	
3.	Non FSI Area (sq. m.)	37,571.88 sq.mt	
4.	Proposed built-up area (FSI + Non FSI) (sq. m.)	75,664.37 sq.mt	
5.	Building Configuration	Building Details/ Building Configuration	Details
		3 Residential Buildings (Building A, B & C) with shops	
6.	No. of Tenements & Shops	Ground/Stilt (Retail shops/Parking) + 1 st floor (Retail shops/Parking) + 2 nd to 5 th floor (Parking) + 6 th floor (Amenity/Garden) + 7 th to 36 th floors (Residential) each	Flats: 578 Nos. & Retail Shops
7.	Total Population	2776 Nos.	
8.	Total Water Requirement (CMD)	360 KLD	
9.	Sewage generation (CMD)	342 KLD	

10.	STP capacity and Technology	1 STP of Capacity 350 KL Technology: MBBR (Moving Bed Bio Reactor)
11.	STP location	Underground
12.	Total Solid Waste Quantities	Non-biodegradable waste: 711 Kg/day Biodegradable waste: 476 Kg/day Total: 1187 Kg/day
13.	R.G. Area in sq.mt.	RG required: 794.90 Sq. mt. RG Provided on Ground: 561.56 Sq.mt. RG provided on Podium: 400.22 Sq.mt. Total: 961.78 Sq. mt.
14.	Power requirement.	During Operation Phase: Connected load (kW): 2830 kW Maximum demand (kW): 1462 kW
15.	Energy Efficiency	Total Energy Saving: 23% Energy saving with the help of Solar: 5.53%
16.	DG set capacity	2 DG Sets of Capacity 320 KVA each
17.	Parking 4W & 2W	4-Wheeler: 496 Nos. 2-Wheeler: 0 Nos.
18.	Rain water harvesting scheme	Provision of 1 RWH tank of capacity 80 KL
19.	Project Cost in (Cr.)	Rs. 199.78 Crores
20.	EMP Cost	Construction Phase: Rs. 82.12 Lacs Operation Phase: Capital cost: Rs. 208.29 Lacs Operational and Maintenance cost: Rs. 27.66 Lacs/annum
21.	CER Details with justification if any....	--

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 238th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain final CFO NOC and Tree NOC.
3. Planning authority to ensure that assured water supply provision, storm water drainage and Sewerage line facilities are made available within the vicinity of the project before issuing Occupation Certificate to the project.

4. PP to reduce discharge of treated water up to 35%. PP to submit NOC from concerned authority for use of excess treated water for garden reservation and nearby constructions.
5. PP to provide staircase for maintenance of STP from other side instead of drive-way.
6. PP to provide dedicated parking for 2-wheelers and ensure that minimum 25% of 2-wheeler and 4-wheeler parking is equipped with electric charging facility.
7. PP to submit revised energy calculations with no. of PV panels with terrace floor plan considering shadow analysis. PP to ensure that energy saving from renewable sources should be minimum 5%.
8. PP to start sewer work in the project after getting Sewer NOC from Panvel Municipal Corporation.
9. PP to plant trees on ground instead of podium and explore for Miyawaki forest on ground.
10. PP to include cost of DMP in EMP.

B. SEIAA Conditions-

1. EC is restricted to 76.63 m as per CFO NOC.
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-19544.24 m², Non-FSI-22876.097 m², Total BUA-42420.337 m². (Plan approval-PMC/TP/Rohinjan/131/1,14/5/B & others/21-21/6026/1769/2021 dated-27.08.2021).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be

ensured.

- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the

stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

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

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

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, 15/3/2022)

Copy to:

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

