YB GROUP

YBG Realty

Date:27th July 2026

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

Subject: Submission of six-monthly compliance monitoring report (October 2025 – March 2026) for Proposed IT/ITES and Guest House /Hotel Building Project at Navi Mumbai at Plot No. D-109, Ttc. Indl. Area, Navi Mumbai -400706.

Reference: File No.: EC Identification No: EC22B038MH152655 dated 26.2.2022

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half- yearly compliance report along with Environmental Clearance certificate.

This is for your kind information.

For, M/s. YBG Realty (Formerly IJB Realty)

Authorized Signatory

Encl.: Half yearly compliance report for the period from October 2025 –March 2026 along with enclosures thereof.

Copy for information to:

1. Regional Officer, Maharashtra Pollution Control Board (MPCB), Sion (East)
2. Principal Secretary, State Environmental Impact Assessment Authority (SEIAA), Mumbai.

YBG Realty Mumbai

SIX MONTHLY COMPLIANCE REPORT OF STIPULATED CONDITIONS OF ENVIRONMENTAL CLEARANCE

(October 2025 – March 2026)

Of

Proposed IT/IES and Guest House/Hotel Building project at

Plot No. D-109, TTC. Indl. Area, Navi Mumbai - 400706

Proposed By

M/s. YBG Realty (Formerly known as IJB Realty)

YB Group, Lotus House, Behind Kondor Interiors and Blue Flame Apartment , S.V. Road, Bandra West, Mumbai 400 050

Submitted to

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

Project Details:

<table>
<tr><td>Sr. No.</td><td>Project details</td><td colspan="2"></td></tr>
<tr><td>1.</td><td>Name of the project</td><td colspan="2">Proposed IT/ITES and Guest House / Hotel Building Project at Navi Mumbai at Plot No. D-109, Ttc. Indl. Area, Navi Mumbai - 400706</td></tr>
<tr><td>2.</td><td>Name of the project proponent</td><td colspan="2">M/s. YBG Realty (Formerly known as IJB Realty)</td></tr>
<tr><td>3.</td><td>Clearance Identification No. and Date</td><td colspan="2">EC Identification No. - EC22B038MH152655 dated 26/02/2022 (File No. - SIA/MH/MIS/197946/2021)</td></tr>
<tr><td>4.</td><td colspan="3">Area Statement:</td></tr>
<tr><td></td><td colspan="3"><table>
<tr><td></td><td>Proposed in EC Application (sq. m)</td><td>Approved in EC dated 26/02/2022 (sq. m)</td></tr>
<tr><td>Total Plot Area</td><td>4050</td><td>4050</td></tr>
<tr><td>FSI area</td><td>12150</td><td>11916.42</td></tr>
<tr><td>Non FSI area</td><td>18662</td><td>18303.23</td></tr>
<tr><td>Total Construction area</td><td>30812</td><td>30219.65</td></tr>
</table></td></tr>
<tr><td>5.</td><td>Total no. of flats</td><td colspan="2">Commercial Area – 108150 Sq.ft
Guest rooms – 116 units</td></tr>
<tr><td>6.</td><td>Water Requirement of the project</td><td colspan="2">Waste Water Generation: 133.8 m^3/day
Total Water Requirement: 168.7 m^3/day</td></tr>
<tr><td>7.</td><td>STP details</td><td colspan="2">STP (Commercial) – 80 KLD
STP (Hotel) – 70 KLD
MBBR Technology</td></tr>
<tr><td>8.</td><td>Solid waste details</td><td colspan="2">Wet Waste - 280.98 Kg/Day,
Dry Waste – 187.32 Kg/Day
Total Solid Waste – 468.3 Kg/day</td></tr>
</table>

Monitoring the Implementation of Environmental Safeguards

Ministry of Environment & Forests

Regional Office (West Central Zone), Nagpur

Monitoring Report

PART – I

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		**:**	Commercial project category 8 (a) – B2
2.	Name of the project		**:**	Proposed IT/ITES and Guest House / Hotel Building Project at Navi Mumbai at Plot No. D-109, Ttc. Indl. Area, Navi Mumbai - 400706
3.	Clearance Identification No. and Date		**:**	**EC Identification No. - EC22B038MH152655 dated 26/02/2022 (File No. - SIA/MH/MIS/197946/2021)**
4.	Location		**:**	Village- Navi Mumbai
	a.	District (S)	**:**	Navi Mumbai
	b.	State (S)	**:**	Maharashtra
	c.	Latitude/ Longitude	**:**	**Latitude-** 19°02'45.0"N **Longitude -** 73°01'43.8"E
5.	Address for correspondence		**:**	**M/s. YBG Realty** (Formerly known as IJB Realty) YB Group, Lotus House, Behind Kondor Interiors and Blue Flame Apartment , S.V. Road, Bandra West, Mumbai 400 050
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	**:**	**Name:** Mr. Ahmed Dharwada **Address:**Balwa Nagar - 02, E/6, S.V Road Madina Manzil Compound, Goregaon (West), Mumbai 400104 **Mobile:** +91 9930609126
	b.	Address of Executive Project:	**:**	**Name:** Mr. Aamir Chouhan

		Engineer/Manager (with pin code/ Fax numbers)		**Address:** 121, 12th Floor Jasmine Apartment,SV Road Andheri (West), Mumbai – 400102 **Mobile.: 8898921146**
6.	Salient features		**:**	
	a.	of the project	**:**	**Annexure A**
	b.	of the environmental management plans	**:**	**Annexure B**
7.	Break up of the project area		**:**	
	a.	submergence area forest & non-forest	**:**	**Non-Forest**
	b.	Others	**:**	**Annexure – A**
8.	Break-up of the project affected Population with enumeration of Those losing houses/dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		**:**	**Not Applicable**
	a.	SC, ST/Adivasis	**:**	**Not Applicable**
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	**:**	**Not Applicable**
9.	Financial details		**:**	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	**:**	Cost of the project: **Rs. 76.86 Cr**
	b.	Allocation made for environ-	**:**	Yes. Attached as **Annexure C**

		mental management plans with item wise and year wise Break-up.		
	c.	Benefit cost ratio/Internal rate of Return and the year of assessment	:	-
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	Yes. Refer Annexure - C
	e.	Actual expenditure incurred on the environmental management plans so far	:	EMP cost occurs till date is about 6.50 lakhas
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		:	**Architect letter attached**
	a.	Date of commencement (Actual and/or planned)	:	10th March 2022
	b.	Date of completion	:	31.12.2027

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

Current Status of Work

Status of Construction work		Construction works ongoing
a.	Date of Commencement (Actual and/ or planned)	10th March 2022
b.	Date of completion (Actual and/ or planned)	31.12.2027

UNDERTAKING FOR STATUS

NIRAL PATEL
ARCHITECT & INTERIOR DESIGNER

Date: 28.07.2026

Undertaking

We, Mr. Niral Patel are the Architect for Proposed IT/ITES and Guest House /Hotel Building Project at Navi Mumbai at Plot No. D-109, Ttc. Indl. Area, Navi Mumbai -400706. The project is being developed by M/s. AUXICHEM (Develop by YBG REALTY Formerly Known as IJB REALTY)

Environment Clearance has been obtained on 26/02/2022 (EC Identification No. EC22B038MH152655) and construction work on the site has been done as per this EC.

We are submitting herewith the current status of the project as follows:

	According to EC (in Sq. m)
Total FSI area	11,916.42
Total Non-FSI area	18,303.23
Total Construction area	30,219.65
Construction done till date	20,266.021
Remarks	RCC SLABS UPTO 13TH FLOOR

Thanking You,
Yours Faithfully,

NIRAL KANTILAL PATEL
Digitally signed by NIRAL KANTILAL PATEL
Date: 2026.07.28 15:56:16 +05'30'

Arch. Niral Patel
(CA/2007/41203)

Address : B/702, Shiv Kesar, St. Xavier's School Rd., Vile Parle (W), Mumbai – 400 056
Office Address: B 408, Floral Deck Plaza, Central MIDC Road, Opp. Seepz, Andheri (E) Mumbai 400093. Email : rimahetal@yahoo.com

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide EC Identification No. - EC22B038MH152655 dated 26/02/2022 (File No. - SIA/MH/MIS/197946/2021) as follows:

<table>
<tr><th>Sr. No.</th><th>Conditions</th><th>Status</th></tr>
<tr><td colspan="3">SPECIFIC CONDITION</td></tr>
<tr><td colspan="3">SEAC Conditions</td></tr>
<tr><td>I.</td><td>PP to submit IOD/IOA/Confession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Gov. of Maharashtra.</td><td>PP has obtained CC-No.EE/Dn.II/MHP/SPA/E37471 of 2021 issued on 11.11.2021

Refer Annexure 19 for Commencement Certificate</td></tr>
<tr><td>II.</td><td>PP to obtain following NOCs & remarks: Water Supply, b) Sewer Connection, c) CFO, d) Solid Waste Management, e) Tree NOC, f) Storm Water Drain Remark.</td><td>
<table>
<tr><th>NOC Name</th><th>Approval Details</th><th>Remarks</th></tr>
<tr><td>Water Supply</td><td>No.DE&PA(I)/IFMS/D10210/2021 dated 27.7.2021</td><td>Attached in Annexure 20</td></tr>
<tr><td>Sewer Connection</td><td>DE&PA-IV/MHP/IFMS/D-13718/of 21 dated 26.7.2021</td><td>Attached in Annexure 21</td></tr>
<tr><td>CFO</td><td>MIDC/Fire/D-52732 dated 30/8/2021</td><td>Attached in Annexure 22</td></tr>
<tr><td>Tree NOC</td><td>No.EE/Dn.II/IFMS/D17537/2021 dated 28.07.2021</td><td>Attached in Annexure 10</td></tr>
<tr><td>Storm water Drain Remark</td><td>MIDC/IFMS/Thane I/E&MD/EE Thane 2/2021/E55240 dated 27.11.2021</td><td>Attached in Annexure 23</td></tr>
<tr><td>Solid waste management</td><td>MIDC/IFMS/Thane I/E&MD/EE Thane 2/2021/E55240 dated 27.11.2021</td><td>Attached in Annexure 4</td></tr>
</table>
</td></tr>
<tr><td>III.</td><td>PP to provide for annual maintenance of STP for 10 years or till formation of</td><td>PP has made provision to provide maintenance for STP for 10 years or till formation of society and same was presented during 151st B SEAC-2 meeting</td></tr>
</table>

	society, whichever is later & include the same in EMP.	EMP costing during operation phase is presented in **Annexure C** AMC agreement – attached as **Annexure 24**
IV.	PP to reduce the discharge of treated water up to 35% into sewer line.	The discharge of treated sewage to municipal drains is now upto 23.52%. Water & Sewage Details are presented in **Annexure 6**
V.	PP to provide design basis report (DBR) for both the STPs. PP to maintain all parameters of treated waste water from STP are as per NGT norms.	PP ensures to maintain all parameters of treated waste water from STP are as per NGT Norms and an undertaking regarding the same is **Annexure 25.** DBR for both STPs is attached in **Annexure 26**
VI.	PP to increase energy savings from renewable sources up to 5%.	PP has now planned to achieve 5% energy savings from renewable source i.e Solar. The revised calculations are attached in **Annexure 9** **Energy savings details;** Overall Energy savings details :- 15.5% (Commercial) and 25% (Hotel) Energy savings from renewable source (Solar) :- 5% (Commercial) and 5% (Hotel) **Previous Energy savings details from renewable energy sources for proposed project –** PP had planned to use 3% of Maximum demand for energy savings through Solar Panels each of 450 watts. **Revised Energy savings details from renewable energy sources for proposed project -** PP has now planned to use 5% of Maximum demand for energy savings through Solar Panels each of 475 watts.
VII.	PP to introduce condition in sale deed for commercial property	PP ensures the same and an undertaking regarding it

	owners to become members of the cooperative society to share in the costs of maintenance etc., of the common services like the STP, DG sets.	is attached in **Annexure 27**
VIII.	PP to get NOC from competent authority with reference to Thane Creek Flamingo Sanctuary as the project site falls within 10 km radius from the said sanctuary boundary.	The proposed project is at a distance of 6.8 Km from Thane creek flamingo sanctuary. As per Gazette No. S.O. 4293(E) for Thane Creek Flamingo Sanctuary dated 14th October 2021, the eco sensitive zone is notified as 3.89 Km around the boundary of Thane Creek Flamingo Sanctuary. Refer **Annexure 28**
SEIAA Conditions		
I.	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.	<table><tr><td>RG required</td><td>Not required as per MIDC DCR 2009 clause no 21.7</td></tr><tr><td>RG provided on Ground</td><td>193 Sq. m</td></tr><tr><td>Total RG provided</td><td>193 Sq. m</td></tr></table> PP agreed to this condition.
II.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	PP has now planned to achieve 5% energy savings from renewable source i.e Solar. The revised calculations are attached in **Annexure 9**
III.	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	PP will comply with all the standard EC conditions.
IX.	SEIAA after deliberation decided to grant EC for- FSI-11916.42 m2, Non-FSI-18303.23 m2, Total BUA-30219.65 m2. (Plan approval-	The approved Plan of the Project has been issued vide CC-No.EE/Dn.II/MHP/SPA/E37471 of 2021 issued on 11.11.2021. Refer **Annexure 19** for Commencement Certificate. Environmental Clearance copy attached as

	CC-No.EE/Dn.II/MHP/SPA/E37471 of 2021, dated 11.11.2021).	**Annexure 1**
General Condition		
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 filing after recovering recyclable material.	During operational phase generated solid waste would be collected and segregated into wet and dry waste. Wet waste will be treated by Organic Waste Converter method. The dry waste will be handed over to authorized recyclers. The dried sludge and compost will be used as manure for landscaping. Solid waste generation details: a. Total solid waste: **468.3 Kg/day** b. Biodegradable waste: **280.98 Kg/Day** c. non-biodegradable waste: **187.32 Kg/Day** Please refer **Annexure – 5** for **details of SWM**
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.	We have provided designated areas for temporary storage of mucks and are being handed over to concerned authority on daily basis.
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	Negligible quantities of oil spillage from construction machineries and vehicles is being generated which is disposed off as per rules and norms of MPCB.

	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.	An adequate drinking water and onsite sanitation facility has been provided to the construction workers. The sewage generation from the labor hutments is drained in municipal sewer lines. Debris generated during construction phase is handed to Municipal Corporation. **Debris NOC – Annexure 4** Photos of Hygiene and Sanitization Measures for Workers is given **Annexure 18**
V.	Arrangement shall be made that waste water and storm water do not get mixed.	There will be provision of separate storm water drains and sewer line network for the plot.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For construction purpose ready mix concrete is being used. Refer **Annexure 12** for Purchase order of RMC.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	PP Agreed
VIII.	Permissions to draw ground water for construction of basement if any shall be obtained from competent Authority prior to construction/operation of the project.	During Construction phase, if ground water would be extracted the permission from competent authority would be taken. During operation phase, no ground water would be extracted. The water would be sourced from MCGM. In case of extraction of ground water, prior permission from competent authority would be taken
IX.	Fixtures for showers, toilets flushing and drinking should be	Yes. Low flow water fixtures are proposed.

	of low flow either by use of aerators or pressure reducing devices or sensor based control.	Please refer as **Annexure 8** for undertaking for use of Low flow fixtures in proposed project.
X.	The Energy Conservation Building code shall be strictly adhered to.	Energy Conservation Building code has been complied. Proponent proposed CFL, T8, LED lights to conserve energy. Energy saving details attached as **Annexure 9** Undertaking for ECBC Compliance is attached as **Annexure 29**
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated soil is used for backfilling and leveling of the plot and remaining shall be used within site for landscaping. Excavation permission is attached as **Annexure 4**
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.	Yes. For the protection and improvement of natural drainage system the additional soil required for levelling shall be used which is generated from within the site (to the extent possible).
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.	The construction process does not involve any activity which may lead to leaching of heavy metals and toxic contaminants as the project is construction of commercial building. Hence, there is no threat of contamination to sub-soil and ground water.
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 Environmental Clearance.	Agreed. Tree NOC attached as **Annexure 10**

XV.	The diesel generators sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	DG set: 2 DG Sets Office area – 800 KVA and Hotel – 1000 KVA
XVI.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection And Preservation of Tree Act, 1975 as amended during the validity of Environmental Clearance.	Agreed. Tree NOC attached as **Annexure 10**
XVII.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicles shall be adequately covered to avoid spillage/leakages.	Vehicles used for transportation of material are with valid PUC as per Government norms. **Attached as Annexure 11**
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	During construction adequate measures are taken to maintain air quality and noise levels within the prescribed limits. Water sprinkling would be carried out as Dust suppression to arrest fugitive dust arising mainly due to transportation of construction material. The vehicles hired by the Contractor for construction purposes are checked for valid PUC certificates. Air and Noise level monitoring is being carried out during the construction phase to ensure that the ambient air quality and noise levels are within the

		prescribed limits. The plot is barricaded to avoid spread of pollutants. The construction is carried out during day time only.
XIX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be enclosed type and conform to rules made under the Environmental (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 diesels are preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	During operational phase DG sets would be kept in the DG room which would be acoustically covered. Stack heights will be provided as per norms.
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 site is being carried out.
a) Operation Phase		
I.	A) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Easter Converter and treated waste (manure) should be utilized in	Segregation of non-biodegradable and biodegradable garbage on site. • Treatment of biodegradable waste: By OWC

	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 filing after recovering recyclable material.	• Segregation, storages facilities for all solid waste streams • Non- biodegradable garbage: Will be segregated into recyclable and non-recyclable waste. Recyclable waste shall be handed over to recyclers and non-recyclable waste shall be handed over to Municipal Corporation. • E waste generated during operation phase shall be stored separately and disposed of to the recyclers authorized by MPCB SWM details attached as **Annexure 5**
II.	E-waste shall be disposed through Authorizes vendor as per E-waste (Management and Handling) rules, 2016.	Yes, developer has agreed to follow the mentioned condition. E-waste will 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 by recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment	A) Noted. PP will submit certificate after installation of STP. During operational phase 104.4 KLD (Commercial – 69.53 KLD, Hotel - 34.87 KLD) sewage will be generated which will be treated in STP of total capacity of 150 KLD Capacity [Commercial – 80 KLD, Hotel – 70 KLD] Treated effluent emanating from STP will be recycled/reused for gardening and flushing. [Flushing – 49 KLD, Gardening – 1.5 KLD, Car Washing – 15 KLD, Total – 65.5 KLD] Proper ventilation will be provided to mitigate the

	should be done. Necessary measures should be made to mitigate the odor problem for 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.	odor problem for STP. Section of STP is given in **Annexure – 6** b) 76.48 % of water will be recycled and remaining 23.52% will be released into public sewer. Sewerage line remarks has been obtained [DE&PA-IV/MHP/IFMS/D-13718/of 21 dated 26.7.2021] Refer **Annexure – 6** for details of Sewage Generation and Treatment
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 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.	Agreed. PP will ensure that prior to occupation of the buildings the STP, MSW disposal facility and green belt development will be completed. During operational phase 104.4 KLD (Commercial – 69.53 KLD, Hotel - 34.87 KLD) sewage will be generated which will be treated in STP of total capacity of 150 KLD Capacity [Commercial – 80 KLD, Hotel – 70 KLD] of MBBR type. The treated water will be used for flushing and gardening. PP will explore the possibility to give excess treated water in the adjacent area for gardening before discharging into sewer line. Refer **Annexure – 6 f**or **details of Sewage Generation and Treatment** Refer **Annexure – 5 for** details of **Solid waste management.** Refer **Annexure – 7 for** details of **Green Belt development plan.**
V.	The Occupancy certificate shall be issued by the local planning	Agreed. PP will assure that Occupancy certificate

	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.	will be taken 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 point from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Public road and public area are not being used for project activity purpose and are free from smooth traffic movement. Provisions are made for adequate parking facilities within the project complex and no public space will be used for parking of vehicles. 4 wheeler – 201 nos, 2 wheeler – 13 nos **Refer Annexure 13 for Parking Statement & Parking Plans.**
VII.	PP to provide adequate electric charging points for electric vehicles (Evs).	Agreed. PP has provided **51 (25.4%)** electric charging points for vehicles. Please refer **Annexure 15**
VIII.	Green belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture dept.	Landscape area: Total RG area provided: 193 Sq.m No. of trees to be planned: On ground 55 nos. Refer **Annexure – 7** for details of landscape plan. **Tree NOC – Annexure- 11**
IX.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The Existing environment management cell have qualified staff that is looking after the EHS activities and during operational phase society chairman will timely keep update of environment services. Refer **Annexure 15** for Environment Management

		Cell.
X.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for others purposes.	Separate funds are allocated for environment protection measures. Refer **Annexure C** the Budgetary allocation and expenditure done up till now for Environment STP Plan.
XI.	The project management shall advertise at least in two local newspaper wisely 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	We have given advertisement in two local newspapers. **Refer Annexure 16 for newspaper advertisement.**
XII.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP Agreed. This is our first compliance report June 2022 and developer will submit the same in hard copy format and soft copy format to MPCB, CPCB and MoEF regional office.
XIII.	A copy of the clearance letter shall be sent by proponent to the	Developers have submitted copy of Environment

	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.	clearance to local 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, SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in public domain.	We will submit six monthly report copies to MPCB and MoEF regional office.
b) General EC Conditions		
I.	PP has to strictly abide by the conditions stipulated by SEAC	Yes, developer has agreed to follow the mentioned condition.

	& SEIAA.	
II.	If applicable consent of 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.	The PP has taken Consent to establish vide letter no. Format1.0/JD(WPC)/UAN No. 0000109008/CE 2107001511 dated 29.7.2021. The copy of same is attached in **Annexure 17**
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.	Received Environmental Clearance from MoEF EC **Identification No. - EC22B038MH152655 dated 26/02/2022 (File No. - SIA/MH/MIS/197946/2021)** **Attached as Annexure 1**
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 SPCB.	We are enclosing status of the project along with six monthly report to respective MoEF regional office, MPCB office both in hard copy and as well as by email format.
V.	The environmental statement for each financial year ending	The environmental statement i.e. FORM V has been submitted and copy of the same is attached as

	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) Act,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.	**Annexure 30**
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 tp 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	PP received Environmental Clearance of identification no **EC22B038MH152655 dated 26/02/2022 (File No. - SIA/MH/MIS/197946/2021)** attached as **Annexure 1** The PP has agreed for this mentioned condition.

	measures required, if any.	
VII.	This Environmental Clearance is issued subject to obtaining NOC from forestry and wildlife angel including clearance from the standing committee of the national board for Wild life as applicable & this environment clearance does not necessarily implies that Forestry & Wildlife clearance granted to the project which will be considered separately on merit.	Not Applicable as the project site is not in the forest area and also does not fall in Eco-Sensitive zone of SGNP. The Google location of the project is attached as **Annexure 2.** The EC has been obtained which is attached as **Annexure 1**

Project Details:

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td>Area Details</td><td>
<table>
<tr><td>Parameter</td><td>Proposed in EC Application (sq. m)</td><td>Approved in EC dated 26/02/2022 (sq. m)</td></tr>
<tr><td>Total Plot Area</td><td>4050</td><td>4050</td></tr>
<tr><td>FSI area</td><td>12150</td><td>11916.42</td></tr>
<tr><td>Non FSI area</td><td>18662</td><td>18303.23</td></tr>
<tr><td>Total Construction area</td><td>30812</td><td>30219.65</td></tr>
</table>
</td></tr>
<tr><td>2</td><td>Building Configuration</td><td>2B + Gr. +1st to 24th Floor</td></tr>
<tr><td>3</td><td>No. of Tenements & Shops</td><td>Commercial Area – 108150 Sq.ft
Guest rooms – 116 units</td></tr>
<tr><td>4</td><td>Total Population (Nos.)</td><td>2386 Nos</td></tr>
<tr><td>5</td><td>Total Water Requirements (CMD)</td><td>168.7 m^3/day</td></tr>
<tr><td>6</td><td>Sewage Generation (CMD)</td><td>133.8 m^3/day</td></tr>
<tr><td>7</td><td>STP Capacity & Technology</td><td>STP (Commercial) – 80 KLD
STP (Hotel) – 70 KLD
MBBR Technology</td></tr>
<tr><td>8</td><td>STP Location</td><td>Basement 1 with natural ventilation from Ground Level</td></tr>
<tr><td>9</td><td>Total Solid Waste Quantities</td><td>Wet Waste - 280.98 Kg/Day,
Dry Waste – 187.32 Kg/Day
Total Solid Waste – 468.3 Kg/day</td></tr>
<tr><td>10</td><td>R.G. Area (sq. m).</td><td>
<table>
<tr><td>RG required</td><td>Not required as per MIDC DCR 2009 clause no 21.7</td></tr>
<tr><td>RG provided on Ground</td><td>193 Sq.m</td></tr>
<tr><td>Total RG provided</td><td>193 Sq.m</td></tr>
</table>
</td></tr>
<tr><td>14</td><td>Power requirement</td><td>During Operation Phase:
<table>
<tr><td>Details</td><td></td></tr>
<tr><td>Connected Load (kW)</td><td>Commercial – 1,182.60 KW,</td></tr>
</table>
</td></tr>
</table>

Sr. No.	Description	Details
		<table><tr><td></td><td>Hotel – 2,531.08 KW</td></tr><tr><td>Demand Load (kW)</td><td>Commercial – 827.82 KW, Hotel – 1,239.53 KW</td></tr></table>
15	Energy Efficiency	Energy savings through conventional energy savings systems – Commercial – 13 %, Hotel – 20% Energy savings through renewable energy savings systems – Commercial- 3.2%, Hotel- 1.7%
16	D.G. set capacity	**DG Set Capacity:** 1X800 KVA For Commercial & 1x1000 KVA For Hotel
17	Parking 4W & 2W	4-wheeler – 201 nos, 2-wheeler – 13 nos
18	Rain water harvesting scheme	4 X 26 cum
19	Project Cost in (Cr.)	76.86 Cr
20	EMP Cost	Construction Phase – 15 Lakhs Operation Phase – 65 Lakhs
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)

List of Annexures

Annexure No.	Annexure Name
1.	EC Copy
2.	Google Location
3.	Project layout
4.	Debris NOC
5.	Solid waste management details
6.	Water budget, Sewage Generation and Treatment Details
7.	Landscape details
8.	Undertaking for Low flow fixture devices and sensors
9.	Energy saving calculation
10.	Tree NOC
11.	PUC Certificate
12.	RMC Purchase Order
13.	Parking Statement & Plans
14.	Electric Charging Point
15.	Environment Management Cell
16.	Newspaper Advertisement
17.	Consent to Establish Copy
18.	Photos of Hygiene and Sanitization Measures for Workers
19.	Commencement Certificate
20.	Water Supply NOC
21.	Sewerage remarks
22.	CFO NOC
23.	Storm water drain remarks
24.	AMC agreement of STP
25.	Undertaking regarding STP Parameters
26.	STP DBR
27.	Undertaking – to share costs of maintenance
28.	Map showing distance from Thane Creek Flamingo Sanctuary

29.	Undertaking for ECBC Compliance
30.	FORM V

Annexure 1: Environment Clearance Copy

ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Partner
IJB REALTY
Ground Floor Office No 03 Portia Apartment Building 2 292 Jahangir Boman Behram Marg Mumbai Central Mumbai Mumbai City -400008

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/197946/2021 dated 12 Feb 2021. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC22B038MH152655**
2.	**File No.**	SIA/MH/MIS/197946/2021
3.	**Project Type**	New
4.	**Category**	B2
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	PROPOSED IT/ITES AND GUEST HOUSE / HOTEL BUILDING PROJECT AT NAVI MUMBAIAT PLOT NO. D-109, TTC. INDL. AREA, NAVI MUMBAI - 400706
7.	**Name of Company/Organization**	IJB REALTY
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: 26/02/2022

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

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

This is a computer generated cover page.

EC Identification No. - EC22B038MH152655 File No. - SIA/MH/MIS/197946/2021 Date of Issue EC - 26/02/2022 Page 1 of 9

Annexure 1: Environment Clearance Copy

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/197946/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. IJB REALTY,
PLOT NO. D-109, TTC. INDL. AREA,
NAVI MUMBAI.

Subject : Environment Clearance for PROPOSED IT/ITES AND GUEST HOUSE / HOTEL BUILDING PROJECT AT NAVI MUMBAIAT PLOT NO. D-109, TTC. INDL. AREA, NAVI MUMBAI –by M/s. IJB REALTY

Reference : Application no. SIA/MH/MIS/197946/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-2 in its 151st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 236th (Day-3) 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	Area Details	**Particulars** / **Details (m^2)** Plot Area (sq. m.) – 4,050 FSI Area (sq m.) – 12,150 Non-FSI (sq. m.) – 18,662 Proposed built-up area (FSI + Non FSI) (sq. m.) – 30,812
2	Building Configuration	2B + Gr. +1st to 24th Floor
3	No. of Tenements & Shops	Commercial Area – 108150 Sq.ft Guest rooms – 116 units
4	Total Population (Nos.)	2386 Nos
5	Total Water Requirements (CMD)	168.7 m^3/day
6	Sewage Generation (CMD)	133.8 m^3/day
7	STP Capacity & Technology	STP (Commercial) – 80 KLD STP (Hotel) – 70 KLD MBBR Technology
8	STP Location	Basement 1 with natural ventilation from Ground Level
9	Total Solid Waste Quantities	Wet Waste - 280.98 Kg/Day, Dry Waste – 187.32 Kg/Day Total Solid Waste – 468.3 Kg/day

EC Identification No. - EC22B038MH152655 File No. - SIA/MH/MIS/197946/2021 Date of Issue EC - 26/02/2022 Page 2 of 9

Annexure 1: Environment Clearance Copy

10	R.G. Area (sq. m).	RG required	Not required as per MIDC DCR 2009 clause no 21.7
		RG provided on Ground	193 Sq.m
		Total RG provided	193 Sq.m
14	Power requirement	During Operation Phase:	
		Details	
		Connected Load (kW)	Commercial – 1,182.60 KW, Hotel – 2,531.08 KW
		Demand Load (kW)	Commercial – 827.82 KW, Hotel – 1,239.53 KW
15	Energy Efficiency	Energy savings through conventional energy savings systems – Commercial – 13 %, Hotel – 20% Energy savings through renewable energy savings systems – Commercial- 3.2%, Hotel- 1.7%	
16	D.G. set capacity	**DG Set Capacity:** 1X800 KVA For Commercial & 1x1000 KVA For Hotel	
17	Parking 4W & 2W	4 wheeler – 201 nos, 2 wheeler – 13 nos	
18	Rain water harvesting scheme	4 X 26 cum	
19	Project Cost in (Cr.)	76.86 Cr	
20	EMP Cost	Construction Phase – 15 Lakhs Operation Phase – 65 Lakhs	
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 236th (Day-3) 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 there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks:
   a)Water Supply, b) Sewer Connection, c) CFO, d) Solid Waste Management, e) Tree NOC, f) Storm Water Drain Remark.
3. PP to provide for annual maintenance of STP for 10 years or till formation of society, whichever is later & include the same in EMP.
4. PP to reduce the discharge of treated sewage to 35%.
5. PP to provide design basis report (DBR) for both the STPs. PP to maintain all parameters of treated waste water from STP are as per NGT norms.
6. PP to increase energy savings from renewable sources up to 5%.

Annexure 1: Environment Clearance Copy

7. PP to introduce condition in sale deed for commercial property owners to become members of the cooperative society to share in the costs of maintenance etc., of the common services like the STP, DG sets.
8. PP to get NOC from competent authority with reference to Thane creek flamingo sanctuary as the project site falls within 10 Km radius from the said sanctuary boundary.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI-11916.42 m2, Non-FSI-18303.23 m2, Total BUA-30219.65 m2. (Plan approval-CC-No.EE/Dn.II/MHP/SPA/E37471 of 2021, dated 11.11.2021).

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.

Annexure 1: Environment Clearance Copy

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

Annexure 1: Environment Clearance Copy

effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in

XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

Annexure 1: Environment Clearance Copy

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

Annexure 1: Environment Clearance Copy

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

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

Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

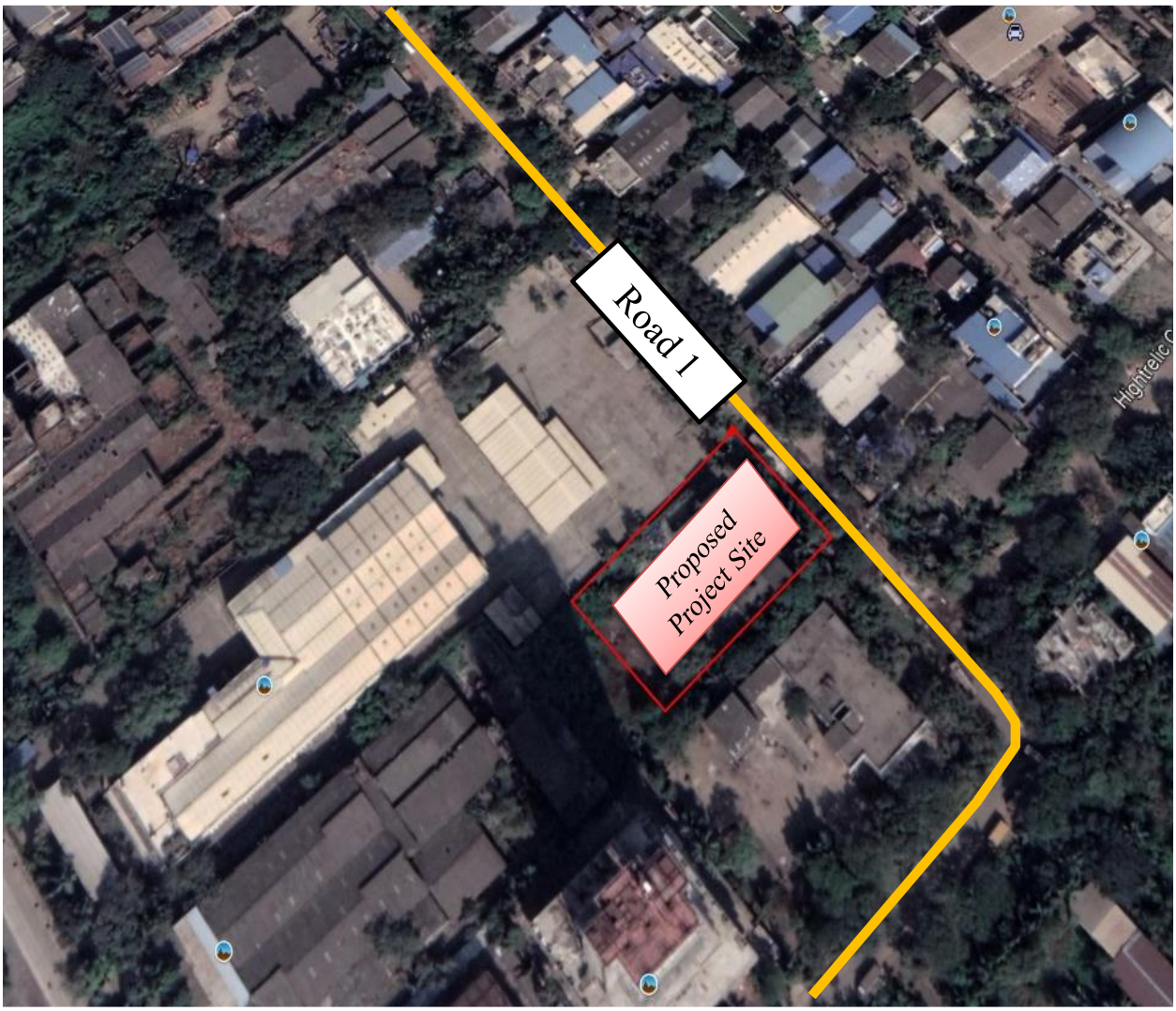
1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Commissioner, Navi Mumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution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

Annexure 1: Environment Clearance Copy

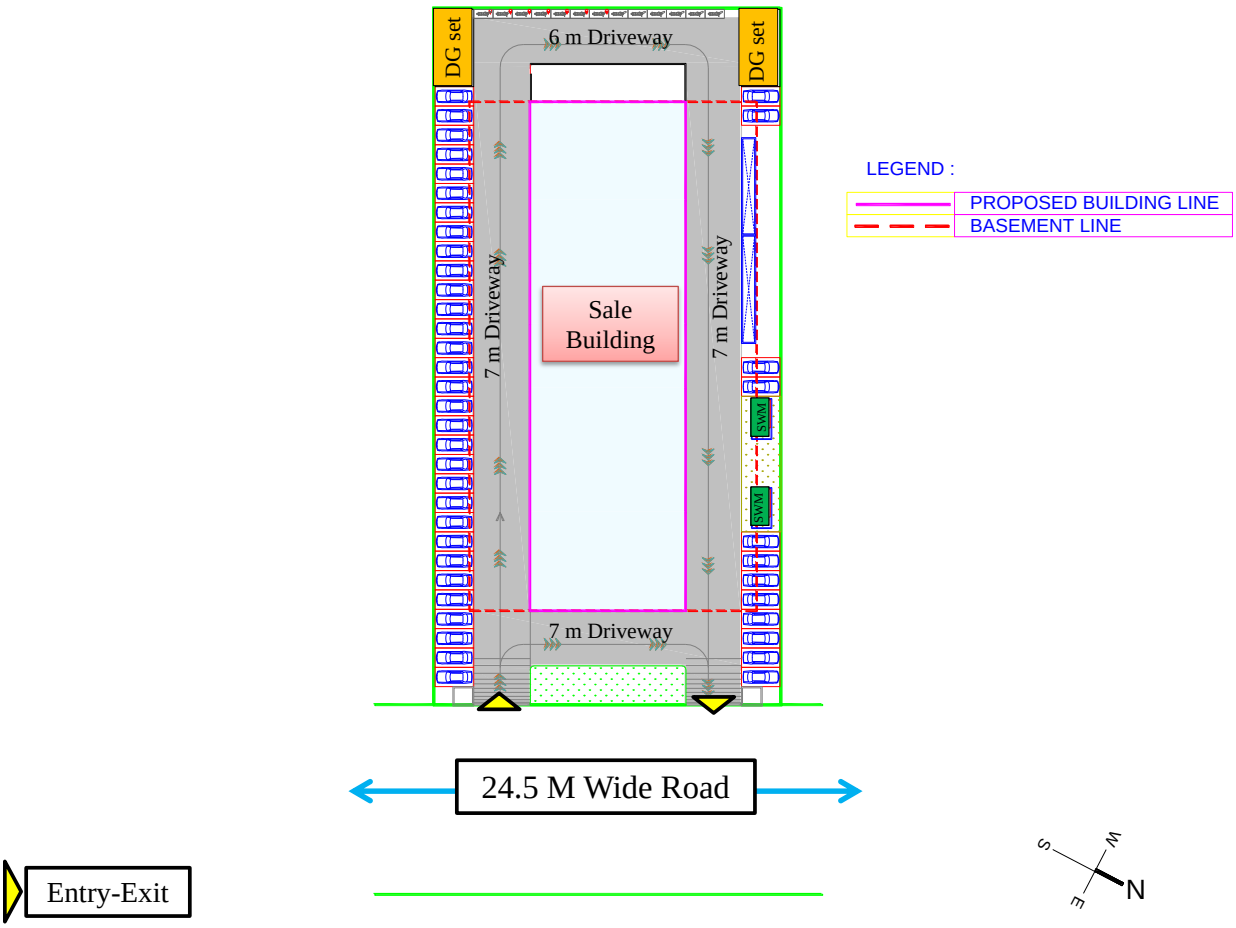
Signature Not Verified
Digitally signed by Manisha Patankar Mhaiskar
Member Secretary
Date: 2/26/2022 12:51:28 PM

EC Identification No. - EC22B038MH152655 File No. - SIA/MH/MIS/197946/2021 Date of Issue EC - 26/02/2022 Page 9 of 9

Annexure 2: Google Location



Annexure 3: Project Layout



Annexure 4: Debris NOC

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. MIDC/IFMS/THANE I/E&MD/
EEThane2/2021/ E55240
Office of the Executive Engineer &
Special Planning Authority, MIDC,
Division No. II, Mahape, Navi Mumbai -
400701
Date: 27/11/2021

To,
M/s. Auxichem
Plot No. D-109, TTC
Industrial Area, Navi Mumbai

Sub : TTC Industrial Area...
No objection Certificate to provide Solid Waste Management/ disposal service and Storm Drainage connection for Plot No. D-109 of M/s. Auxichem

Ref: Your letter dated 23.11.2021

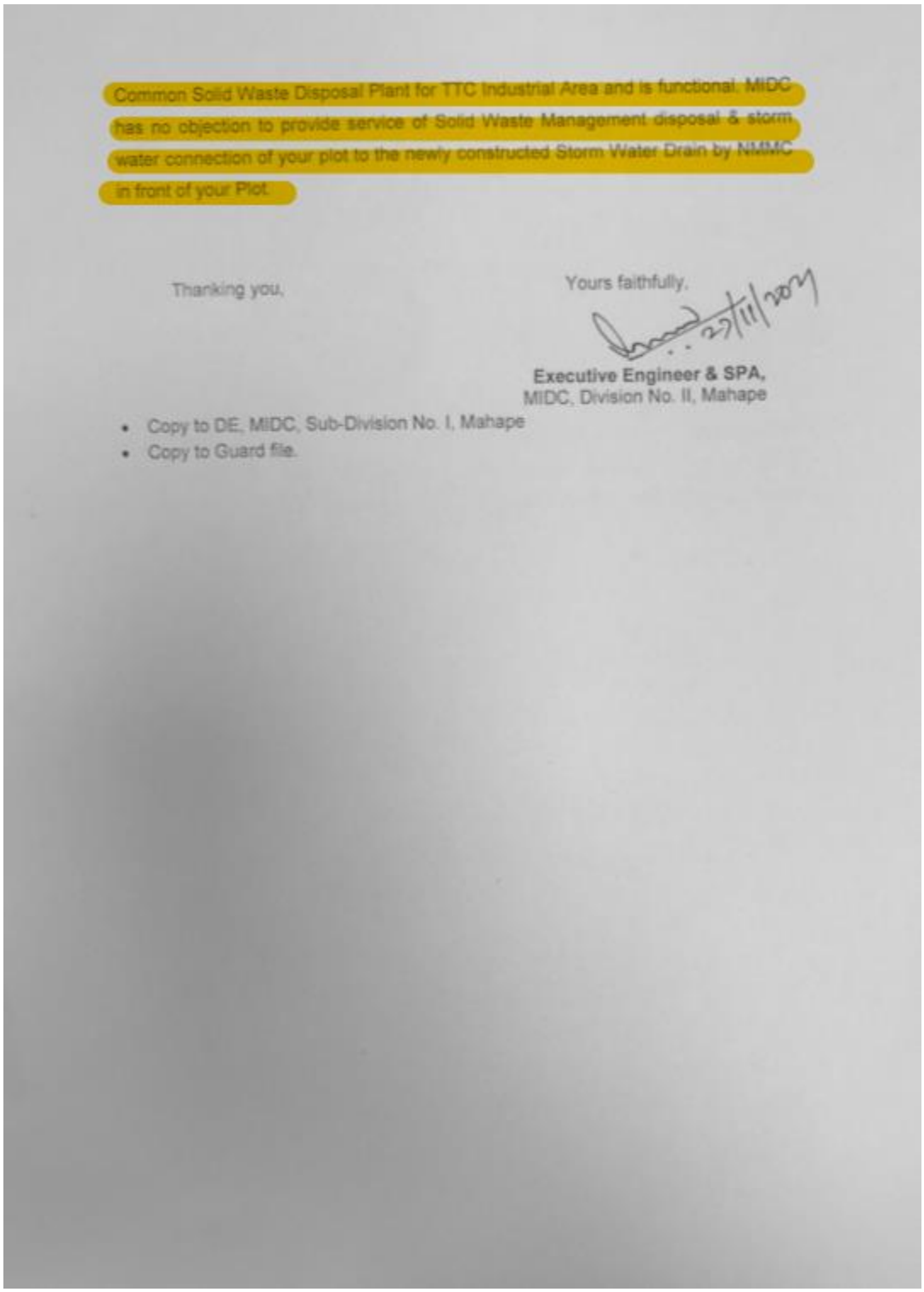
Dear Sir,

You have submitted an application vide under reference to this office to know that MIDC has no objection to provide you Storm Water Connection and Solid Waste for your proposed IT/ITES building when you apply for the same for onward submission to SEAIAA for obtaining Environment Clearance (EC).

In this respect this is to inform you that MIDC has developed infrastructure facilities in TTC Industrial Area viz. Roads, Storm Water Drains, Nullahs and Streetlights etc. MIDC had provided storm water connection to Plot No. D-109. As per the directives of Government of Maharastra the infrastructure facilities in TTC Industrial Area have been handed over by MIDC to Navi Mumbai Municipal Corporation (NMMC) in the year 2004 for further maintenance and improvement. From the date of handing over of the infrastructure facilities, it is the responsibility of NMMC to maintain infrastructure facilities in TTC Industrial Area.

As a part of improvement of infrastructure facilities NMMC has recently constructed Cement Concrete Road leading to your plot along with allied facilities viz. Built Up Storm Water Drains, Street Lights etc. NMMC has also provided

Annexure 4: Debris NOC



Common Solid Waste Disposal Plant for TTC Industrial Area and is functional. MIDC has no objection to provide service of Solid Waste Management disposal & storm water connection of your plot to the newly constructed Storm Water Drain by NMMC in front of your Plot.

Thanking you,

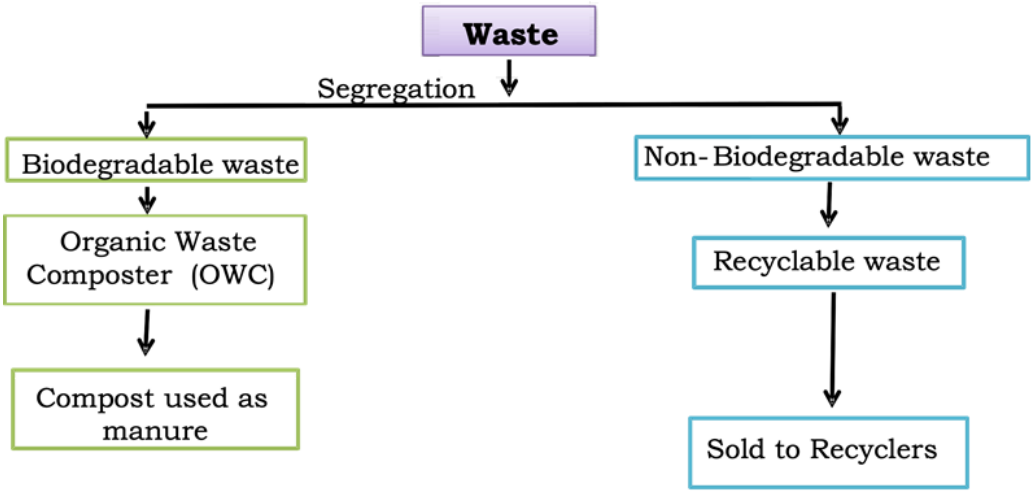
Yours faithfully,

27/11/2024

Executive Engineer & SPA,
MIDC, Division No. II, Mahape

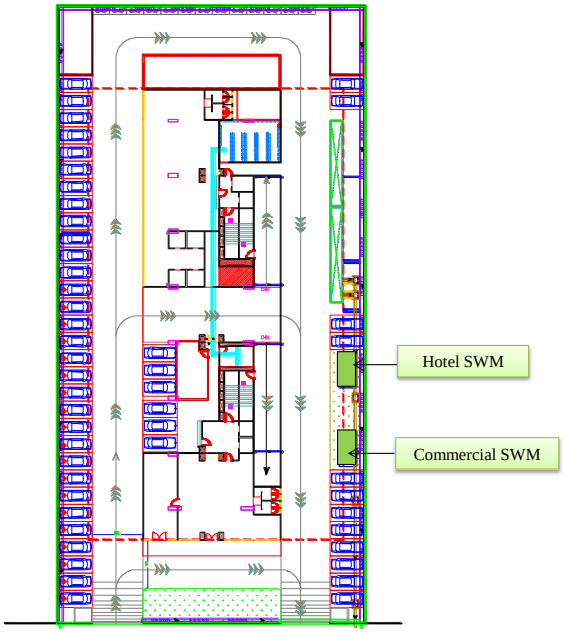
- Copy to DE, MIDC, Sub-Division No. I, Mahape
- Copy to Guard file.

Annexure 5: Details of SWM



Solid Waste Generation

Wet waste	**280.98 Kg/day**
Dry waste	**187.32 Kg/day**
Total solid waste	**468.3 Kg/day**
E-Waste – 4.6 Kg/Day	

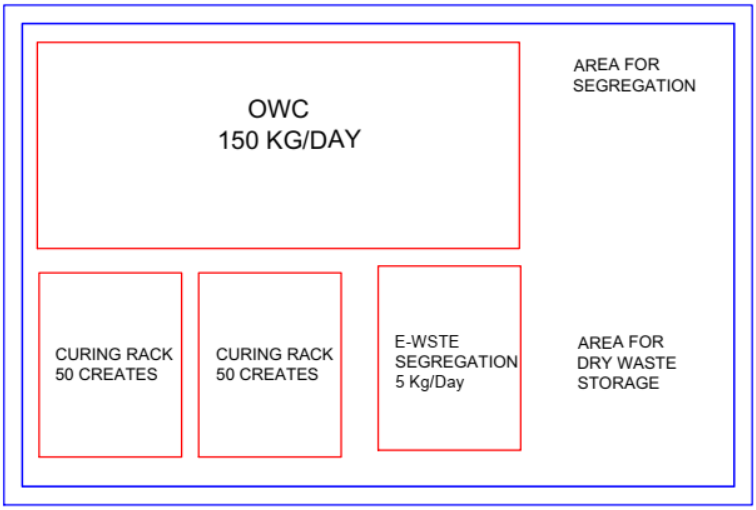


Entry-Exit

N

Location: Ground level

LAYOUT OF OWC



Layout of OWC located @ Ground Level

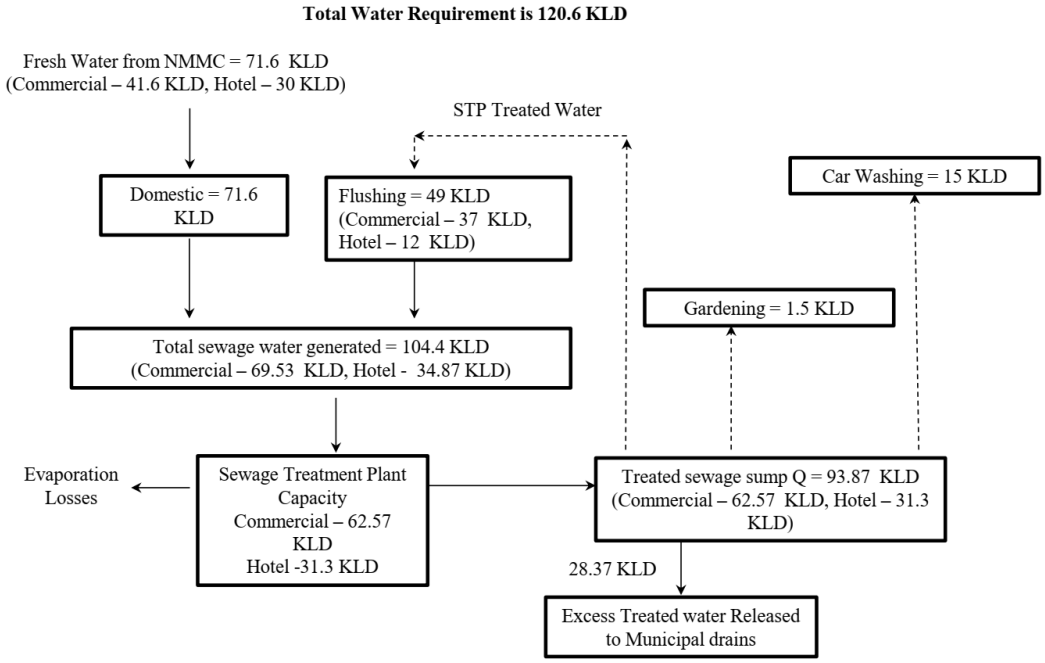
Annexure 6: Water Budget, Sewage Generation and Treatment details

Sewage water generation details

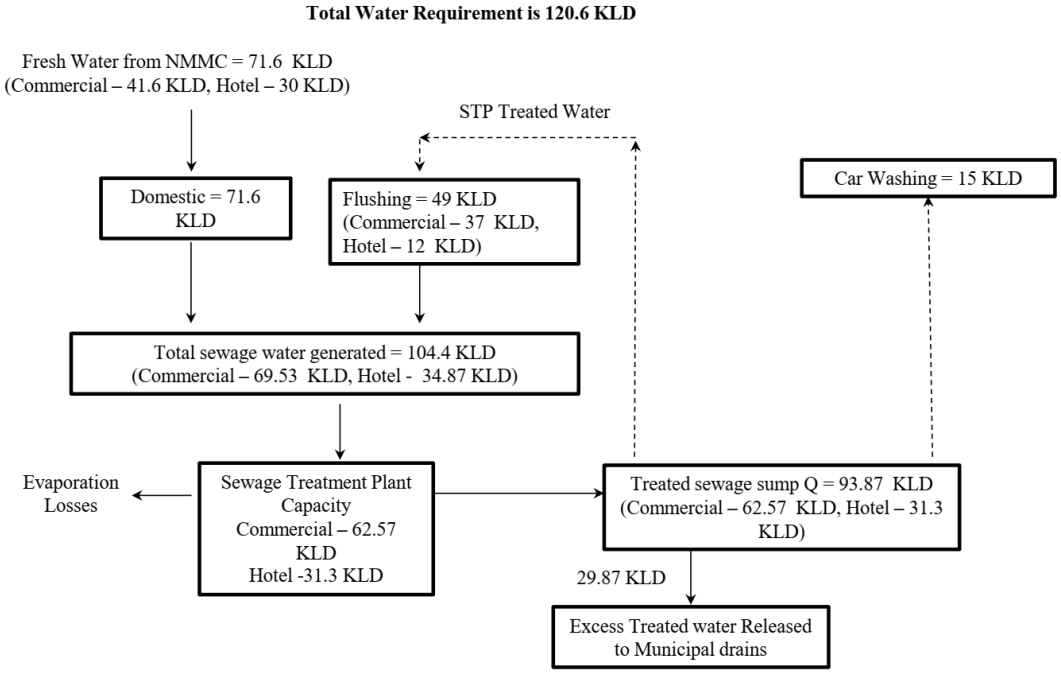
Particulars	Project
Total water requirement	120.6 KLD (Commercial – 78.6 KLD, Hotel – 42 KLD)
Domestic Water Requirement	71.6 KLD
Flushing Water Requirement	49 KLD
Gardening Water Requirement	1.5 KLD
Sewage generation	104.4 KLD (Commercial – 69.53 KLD, Hotel - 34.87 KLD
STP capacity	Total 2 STPs with Total 150 KLD Capacity Commercial – 80 KLD Hotel – 70 KLD
STP Location	Basement with natural ventilation from Ground Level.
STP area	STP (Commercial) – 86.5 Sq.m STP (Hotel) – 71 Sq.m
Amount of Water Recycled and Reuse	Flushing – 49 KLD Gardening – 1.5 KLD Car Washing – 15 KLD (Total – 65.5 KLD)
Amount of water being released into public sewer	28.37 KLD
% of water being released into public sewer	23.52%

Water Balance Diagram

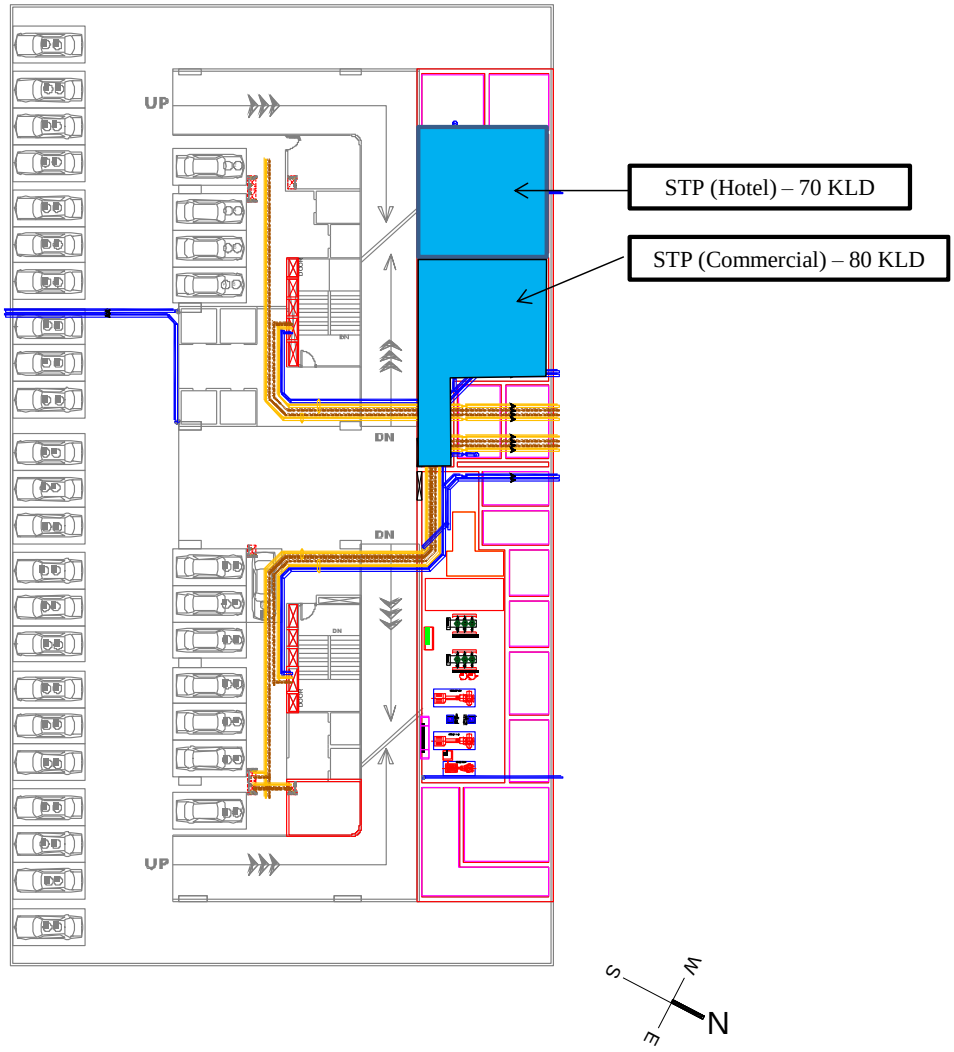
DRY SEASON



WET SEASON

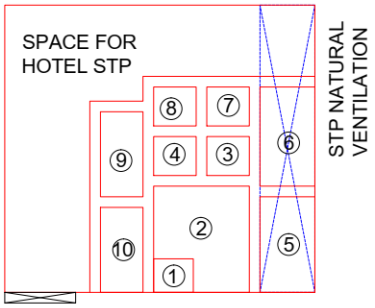


Location of STP



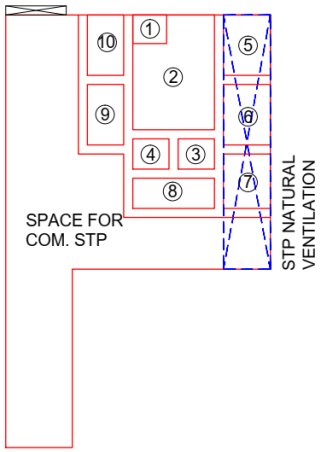
STP VENDOR LAYOUT AND PLAN

STP FOR HOTEL



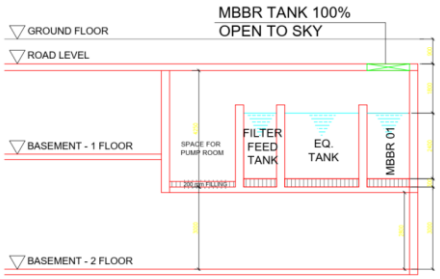
HOTEL				
	CIVIL EQUIPMENT LIST			
SR NO	EQUPMENT DESCRIPTION	CAPACITY / SIZE (M3)	QTY	MOC
1	BAR SCREEN CHAMBER OIL AND GREESE CHAMBER	1	1	RCC
2	EQUILIZATION TANK	8	1	RCC
3	ANOXIC TANK 1	1.3	1	RCC
4	ANOXIC TANK 2	1.3	1	RCC
5	MBBR 01	4	1	RCC
6	MBBR 02	4	1	RCC
7	TUBE SETTLER	1.3	1	RCC
8	CLARIFIER TANK	1.3	1	RCC
9	SLUDGE HOLDING TANK	2.7	1	RCC
10	FILTER FEED TANK	2.7	1	RCC

STP FOR COMMERCIAL

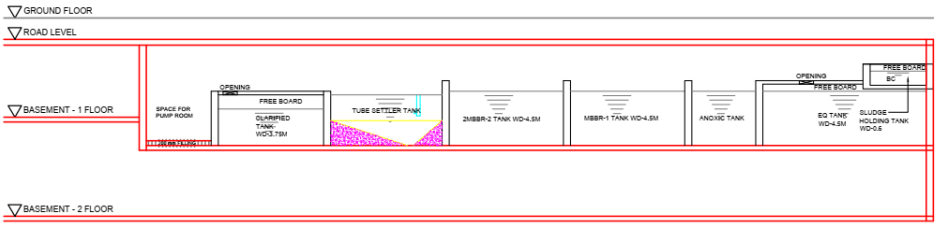


OFFICE				
	CIVIL EQUIPMENT LIST			
SR NO	EQUPMENT DESCRIPTION	CAPACITY / SIZE (M3)	QTY	MOC
1	BAR SCREEN CHAMBER OIL AND GREESE CHAMBER	1	1	RCC
2	EQUILIZATION TANK	10	1	RCC
3	ANOXIC TANK 1	1	1	RCC
4	ANOXIC TANK 2	1	1	RCC
5	MBBR 01	3	1	RCC
6	MBBR 02	3	1	RCC
7	TUBE SETTLER	2	1	RCC
8	CLARIFIER TANK	2	1	RCC
9	SLUDGE HOLDING TANK	2.2	1	RCC
10	FILTER FEED TANK	2.2	1	RCC

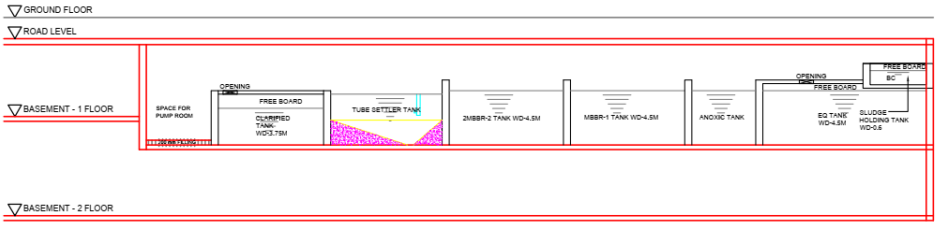
STP SECTION



SECTION D-D



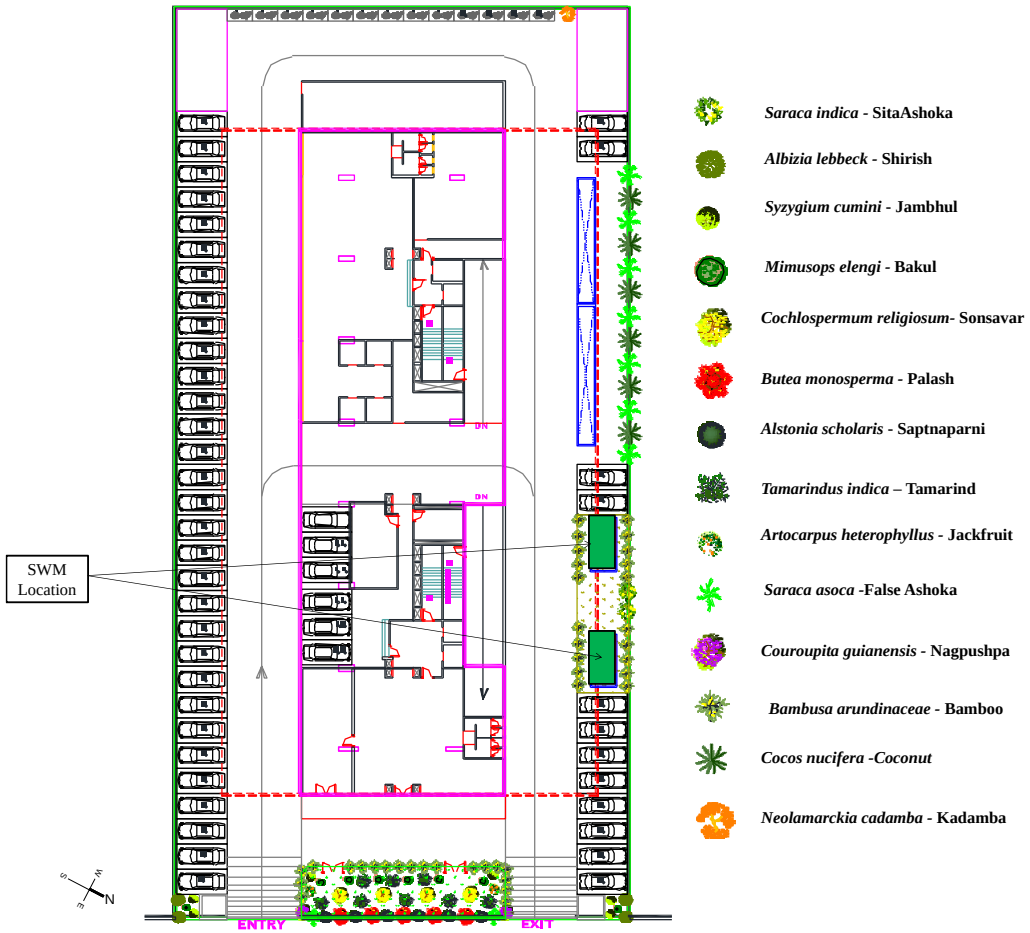
SCHEMATIC SECTION FOR HOTEL MBBR STP 70 KLD



SCHEMATIC SECTION FOR COMMERCIAL MBBR STP 80 KLD

Annexure 7: Landscape details

LANDSCAPE PLAN - GROUND



LIST OF PLANTATION TO BE PLANTED ON GROUND

Name of Trees		No of Trees
Scientific Name	Common Name	
Saraca indica	Sita Ashoka	2
Albizia lebbeck	Shirish	4
Syzygium cumini	Jambhul	6
Mimusops elengi	Bakul	8
Cochlospermum religiosum	Sonsavar	4
Butea monosperma	Palash	5
Alstonia scholaris	Saptnaparni	6
Tamarindus indica	Tamarind	5
Artocarpus heterophyllus	Jackfruit	3
Saraca asoca	False Ashoka	9
Couroupita guianensis	Nagpushpa	2
Neolamarckia cadamba	Kadamba	1
Total		55
Additional Plantation		
Name of Additional Flora		No of Additional Flora
Scientific Name	Common Name	

Cocos nucifera	*Coconut*	6
Bambusa arundinaceae	Bamboo	39
Total		45
Total Plantation proposed		100

No. of Trees to be planted – 55 Nos.

Annexure 8: Undertaking for Low flow fixture devices and sensors

IJB REALTY
Innovative Journey Begins...

Date: 27-07-2021

TO WHOMSOEVER IT MAY CONCERN

We, M/s. IJB Realty., have Proposed IT/ITES and Guest House / Hotel Building Project located on Plot bearing no. D-109, TTC. Industrial Area, Navi Mumbai – 400706.

We hereby state and undertake that the proposed project located at Navi Mumbai shall make use of Low Flow fixture devices.

Thanking you,

Yours Faithfully,

For,
M/s. IJB Realty

IJB REALTY MUMBAI

(Authorized Signatory)

IJB REALTY
Potia Building No. 2, Office No. 3, 292, Bellasis Road, Mumbai Central, Mumbai - 400 008, India.
Phone : +91 22 2307 4363 / 2307 2922 Telefax : +91 22 2308 0308 E-mail : ijbrealty@yahoo.com Website : www.ijbrealty.com

Innovative Journey Begins...

Annexure 9 : Energy Saving Calculations

Energy Management

- Source – MSEB
- Connected Load: Commercial – 1,182.60 KW, Hotel – 2,531.08 KW
- Demand Load:, Commercial – 827.82 KW, Hotel – 1,239.53 KW
- Overall Energy savings details:- 15.5% (Commercial) and 25% (Hotel)
- Energy savings from renewable source (Solar):- 5% (Commercial) and 5% (Hotel)
- It will be provided for common area lighting, street lighting, garden and corridor lighting

Energy Saving Calculations

Revised Energy savings calculations - Commercial

Sr no.	Description	Demand load KW	Overall Diversity	No. of Hour.	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
1	Lighting load	143.06	0.7	8	801.15	400.58	400.58	50%	Use of LED lights instead of T8 flurocent lights
2	Landscape area lighting load	0.80	0.7	5	2.80	1.40	1.40	50%	Use of LED lights instead of T8 flurocent lights
3	Lift load	72.00	0.7	3	151.20	120.96	30.24	20%	VFD's On lift
4	Office Load	827.82	0.7	8	4304.66	3981.81	322.85	7.5%	Using BEE star rated equipment
5	Plumbing load	40.00	0.6	3	72.00	70.56	1.44	2%	Using High efficient motor & pump
6	STP	20.00	0.6	8	96.00	94.08	1.92	2%	Using High efficient motor & pump
7	OWC	4.50	0.7	4	12.60	12.60	0.00	0%	
8	Common Area HVAC Load	268.26	0.7	8	1502.26	1352.03	150.23	10%	Using VRV & High efficient motor
9	ELV Load	16.00	0.7	4	44.80	44.80	0.00	0%	
10	Car charge & Stack Parking / Puzzle Parking Load	62.55	0.6	2	75.06	75.06	0.00	0%	
11	Façade Cleaning	5.00	0.6	2	6.00	6.00	0.00	0%	
	TOTAL	**1460**			**7069**	**6160**	**909**		
Total kW on solar PV cell / renewable source (kW) considering 5% of total diversified demand load							**47**		100% on Solar PV panel (Net Metering)
Total Energy saving		**15.5%**							
Solar saving		**5.0%**							

Revised Energy savings calculations - Hotel

Description	Sr no.	Demand load KW	Overall Diversity	No. of Hour.	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
Lighting load (lobby, parking, landscape, open area etc)	1	157.79	0.80	12	1514.75	757.37	757.37	50%	Use of LED lights instead of T8 flurocent lights
Lift load	2	36.00	0.80	8	230.40	184.32	46.08	20%	VFD's On lift
Plumbing load	3	72.48	0.60	8	347.90	340.95	6.96	2%	Using High efficient motor & pump
STP	4	20.00	0.60	8	96.00	94.08	1.92	2%	Using High efficient motor & pump
Common Area HVAC	5	223.94	0.80	20	3583.01	3224.71	358.30	10%	Using VRV & High efficient motor
ELV Load	6	16.00	0.60	4	38.40	38.40	0.00	0%	
Car Charging & Stack / Puzzle Car Parking	7	62.55	0.60	2	75.06	75.06	0.00	0%	
TOTAL		**589**			**5886**	**4715**	**1171**		
Total kW on solar PV cell / renewable source (kW) considering 5% of total diversified demand load								**19**	100% on Solar PV panel (Net Metering)

Total Energy saving	**25%**
Solar saving	**5.0%**

Annexure 10: Tree NOC

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPOTATION
(A Government of Maharashtra Undertaking)

OFFICE: Office of the Executive Engineer,
MIDC, Division No. II, Mahape,
Navi Mumbai – 400 710.
Phone No. 91-27784427 **Fax No.** 2778425
EMAIL : eethanedn2@midcindia.org

No. EE/Dn. II/IFMS/D17537/2021
Date : 28/07 /2021.

To,
M/s. Auxichem,
Plot No. D-109,
TTC Industrial Area,
MIDC, Mahape.

Sub : TTC Industrial Area...
Require Tree NOC for MOEF Clearance for proposed IT / IT Support Building at D-109.

Ref : Your Architecture letter no. Nil dated 28/07/2021

Dear Sir,

With reference to your above letter, you have informed & confirmed that no trees are required to be cut / relocated for construction activity on subject plot. Therefore this office has no objection for applying for tree cutting through MIDC online system as and when required.

This Certificate is issued only for obtaining Environmental Clearance as per your request.

Thanking you,

Yours faithfully,

Executive Engineer & SPA
MIDC, Division No. II, Mahape.

Copy to Guard File.

Annexure 11: PUC Certificates

COMPUTERISED POLLUTION UNDER CHECK CENTERS

(Rule 231(B)(8) of KMV Rules 1989)

Licence No : 1089/2010-11

Center Name : Green India Emission Testing Centre

Center Address : Opp. RTO Office, Sastapur, Basawakalyan Dist., Bidar

Customer Name : MOBIN

Customer Mobile : 9341884516

Pucc No : D621KA109691

Vehicle No : KA563442

Year of Regn : 09-06-2018

Type of Vehicle : H.G.V

Make : Ashok Leyland Ltd

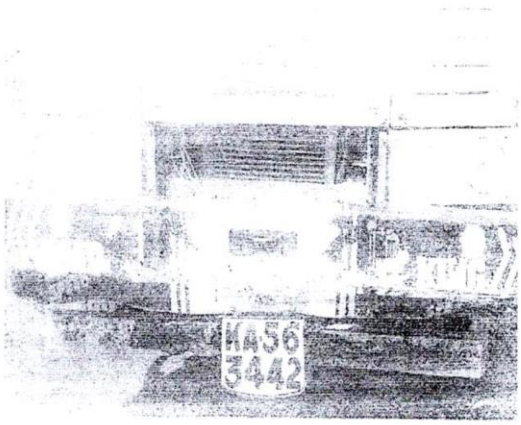
Model : 3718IL

Test Date : 09-06-2022

Time : 16:09

Valid UpTo : 08-06-2023

Photo of Vehicle



Hologram Sticker

Certificate is not acceptable without Hologram Sticker & Get Renewed the Certificate before Expiry Date.

Certificate price:

Test Data

Flushing Cycle		
Avg RPM Min	RPM Max	Temp
0704	2767	81

1	0704	2700	0.44	17.1	0081
2	0704	2760	0.44	17.2	0081
3	0704	2770	0.42	16.5	0081
4	0704	2750	0.43	16.9	0081
Mean			0.43	16.92	

Pres Limit for Diesel vehicle	K(Light Absorption Co-efficient)	Harridge Units %
Free Acceleration	2.45	65

This Vehicle meets Emission Standards Prescribed by Rule 115(2) of CMVR 1989.
Certificate is All India valid.

Seal of Testing Station	Testing Station Code	Authorised Signatory
	D621	

KINDLY DESTROY THE OLD CERTIFICATE & DO NOT HAND OVER TO ETC IN ANY CIRCUMSTANCES.

" Penalty for Air Pollution" Not exceeding for Rs. 1000 for the 1st offence and Not exceeding for Rs. 2000 for the 2nd & subsequent offence.

10-6-22

[See rules 115 (2)]

Pollution Under Control Certificate

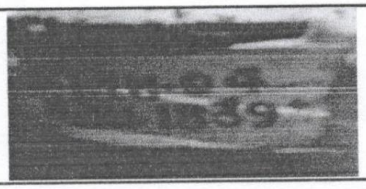
Authorised By :
Government of Maharashtra

Date	:	**12/05/2022**
Time	:	**11:07:27 AM**
Validity upto	:	**11/05/2023**

MH04JU1839

Certificate SL. No.	:	MH04802050000837
Registration No.	:	MH04JU1839
Date of Registration	:	03/Jan/2019
Month & Year of Manufacturing	:	September-2018
Valid Mobile Number	:	******7887
Emission Norms	:	BHARAT STAGE IV
Fuel	:	DIESEL
PUC Code	:	MH0480205
STIN	:	
Fees	:	Rs.150.00(GST as applicable)
MIL observation	:	No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	1.62	0.21

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to https://vahan.parivahan.gov.in

Authorised Signature with stamp of PUC operator
60mm x 20 mm

Annexure 12: RMC Purchase Order

Mob. 9322221473
9029775663

KM Construction
CIVIL ENGINEER & CONTRACTORS
Babumiya A. Shaikh, Jadhav Chawl, Room No. 1, Vijay Niwas, Opp. Raj-High School, Mahendra Compound, Damu Nagar, Akurli Road, Kandivali (E), Mumbai - 400 101.

Ref._____ ***Purchase Order*** Date._____

To,
UltraTech Cement Limited
(RMC Division- Navi Mumbai)
801, Trishul Goldmine,
Palm Beach Road, Sector-15
CBD Belapur, Navi Mumbai- 400614

Date: 3/06/2022

Kind Attn: Mr. Akhilesh Suryawanshi

Sub: Supply of UltraTech RMC at our Kharghar Site.

Sir,
With reference to the above subject, we hereby confirm our order for supply of RMC. The required details are:

S.N.	Grade	Basic rate
1	M 60	7459

GST Extra @ 18% on above mentioned rates. TCS Extra if applicable
Minimum pumping quantity shall be 50CuM for single continuous pour.
PUMPING 180 +18% GST extra.

Billing Address:- Room no 1 Jadhv chal Damu nagar kandivali east Mumbai 400101

Site Address: D-109, MIDC Industrial Area,Next to Bafna Motors,Opp ISUZU service center,Nerul, Navi Mumbai, Maharashtra 400706

Site Contact Person: FARID SHAIK Contact no. 9022221473

PAN NO. **AAPFK0198Q**
GST NO. **27AAPFK0198Q1ZF**

Payment Terms: 45 DAYS
Thanking You

Authorized Signatory

Mob. 9322221473
9029775663

KM Construction
CIVIL ENGINEER & CONTRACTORS
Babumiya A. Shaikh, Jadhav Chawl, Room No. 1, Vijay Niwas, Opp. Raj-High School, Mahendra Compound,
Damu Nagar, Akurli Road, Kandivali (E), Mumbai - 400 101.

Date_____

Ref._____

Purchase Order

Date: 10/06/2022

To,
Kind Attn: Mr.AZHAR
GODREJ & BOYCE.MFG.COLTD
MUMBAI

Sub: Supply of RMC FOR K M CONSTRUCTION at our NERUL Site.

Sir,
With reference to the above subject, we hereby confirm our order for supply of RMC. The required details are:

S.N.	QTY	Grade	Basic rate WITH GST%
1	AS PER SITE REQUIRE	M 40	6650
2	AS PER SITE REQUIRE	M 60	8250
3			

GST Extra @ 18% on above mentioned rates. TCS Extra if applicable
Minimum pumping quantity shall be 50CuM for single continuous pour.
RATES ARE INCLUDING PUMPING
PUMPING RATE AFTET 50 CUM SHALL BE 180 PER CUM

Billing Address :- ROOM NO.1 JADHAV CHAWAL NEAR RAJ HIGH SCHOOL DAMUNAGAR KANDIVIWALI EAST MUMBAI 400101

Site Address: - NERUL LP BRIDGE, Plot No. D-109, NERUL MIDC, opp. THAKUR CABINS, Navi Mumbai,

MAIL ADDRESS: kmconstructionprimixtowerijb@gmail.com
Site Contact Person: FARID SHAIKH Contact no. 9022221473
Aalternate no: 9322221473

PAN NO. AAPFK0198Q
GST NO. – 27AAPFK0198Q1ZF

Payment Terms: 30 days

Thanking You

FOR K. M. CONSTRUCTION
M. B. Shaikh
PARTNER

Annexure 13: Parking Statement & Parking Plans

Required 4 wheeler parking: - 134 Nos.

Provided 4 wheeler parking: - 201 Nos.

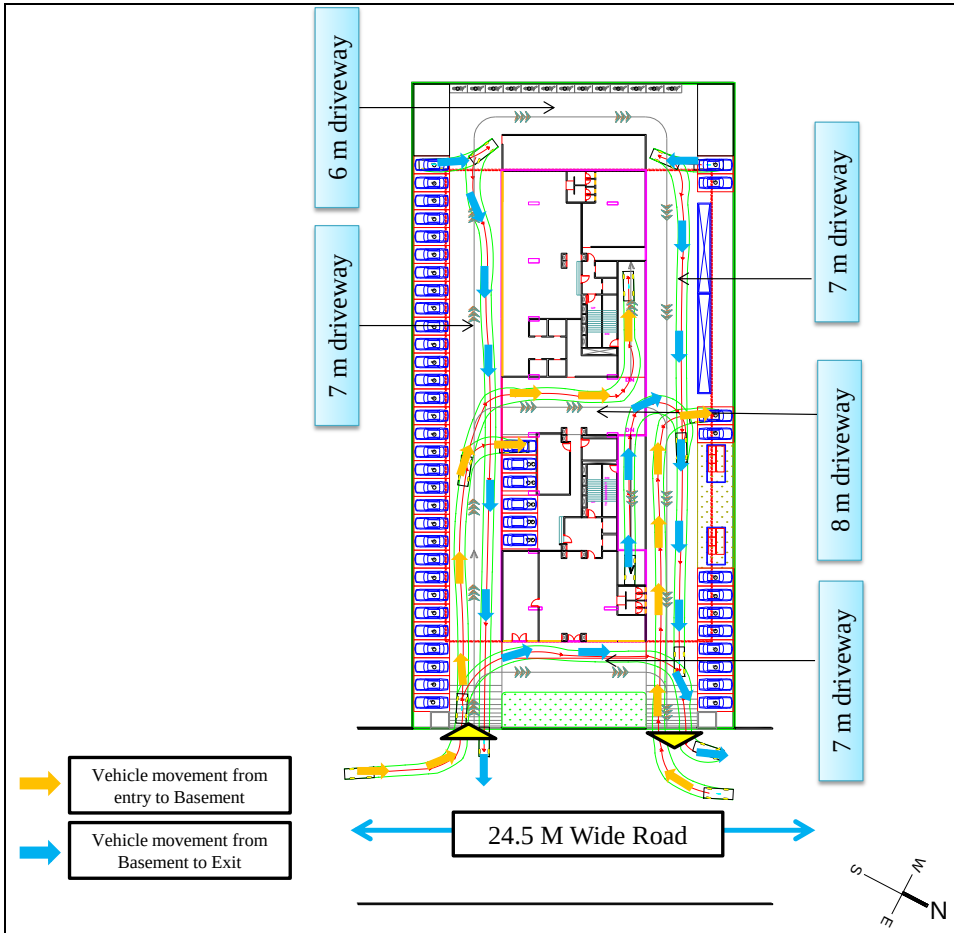
Required 2 wheeler parking – 13 Nos.

Provided 2 wheeler parking– 13 Nos

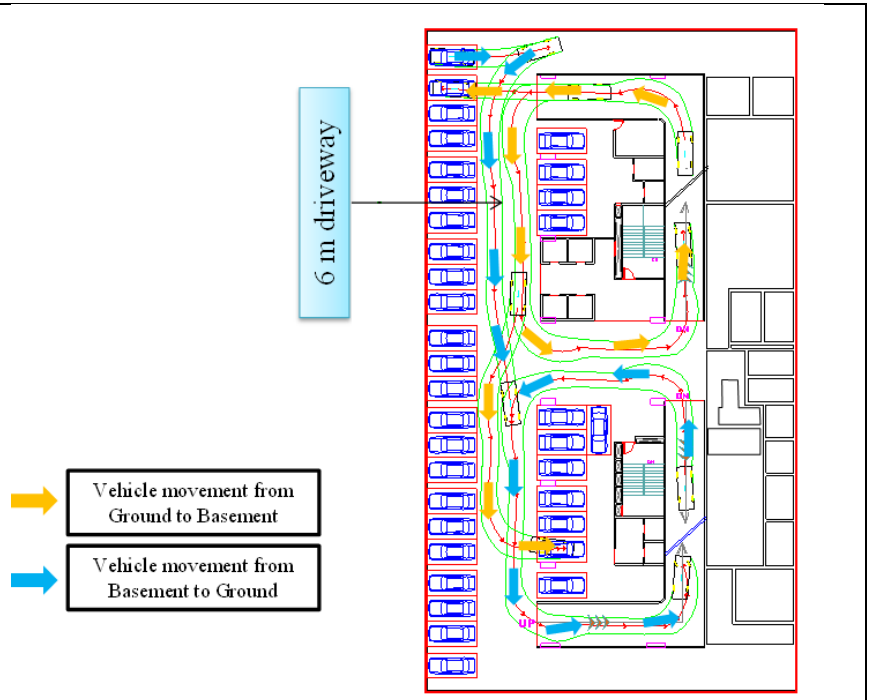
Parking Statement	
Parking Spaces reqd. by Rule for IT & IT Support Services (Service Apartment) One Parking Space for Every 100 Sq.mt	 = 1 Nos
4050.00 x 3 = 12150.00	
12150.00/100	= 121.50 nos
10% Visitors Parking	= 12.15 nos
Total Parking Required	= 133.65 nos
Total Parking Provided	= 201.00 nos
Two Wheeler Parking required	= 13.00 nos
Two Wheeler Parking Provided	= 13.00 nos

Parking as per MIDC Circular No. C01012 DTD. 07.10.2020

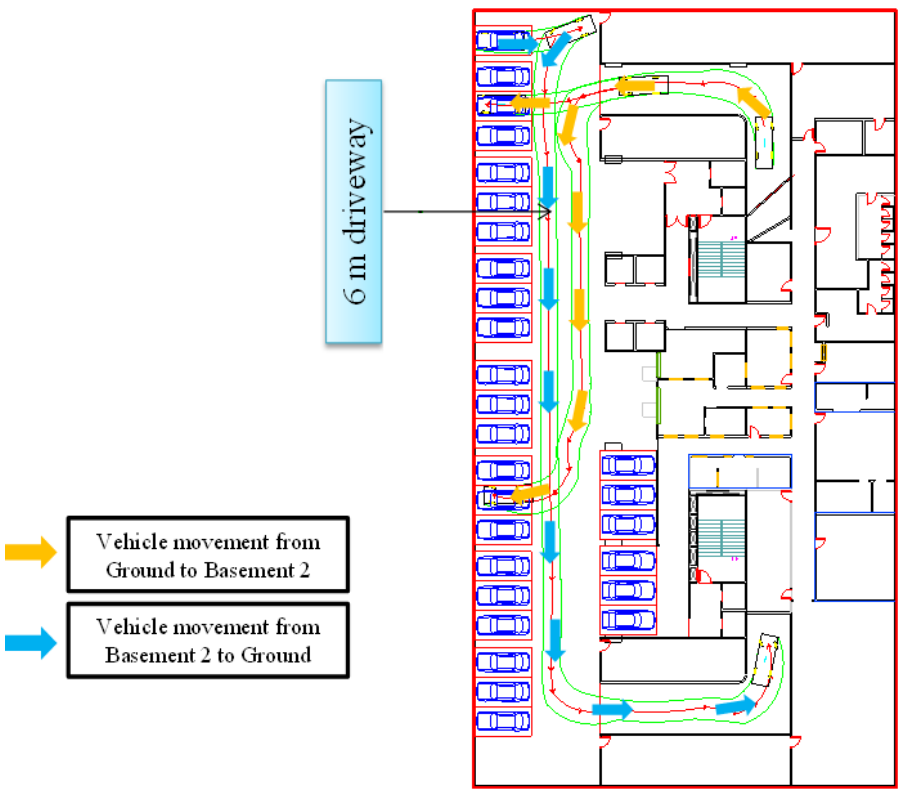
Parking Plans



Ground Floor



1st Basement



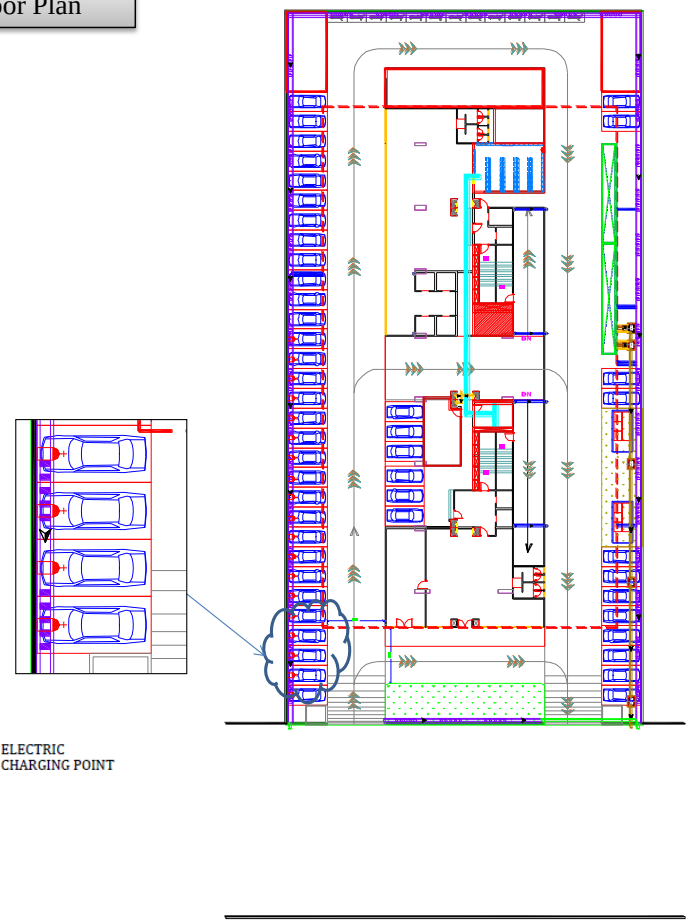
2nd Basement

Annexure 14: Electric Charging Point

Electric charging points given in the project are;

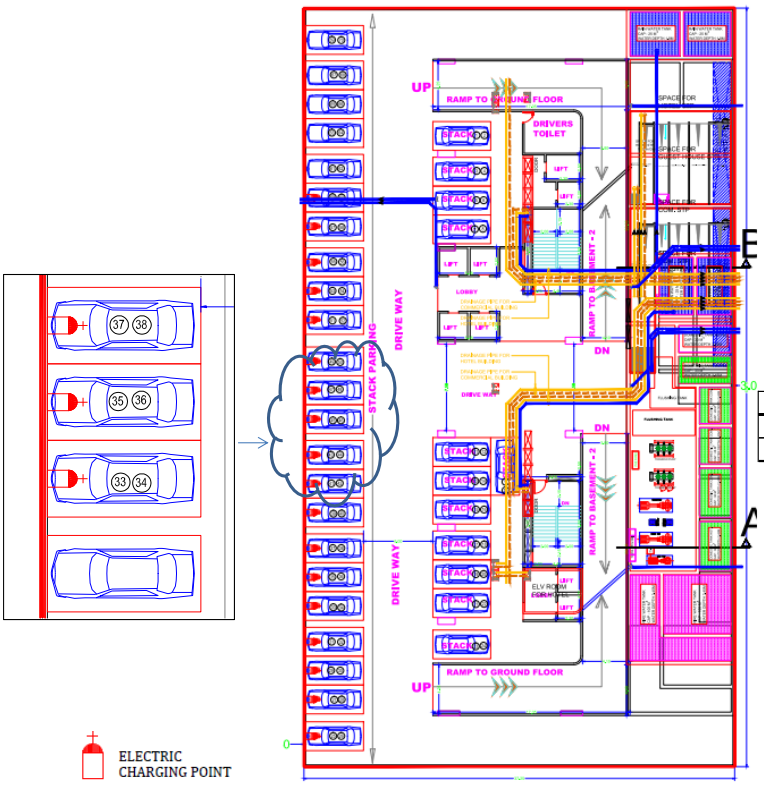
Parking Floors	No of Parking		Electric Charging Points provided	
	4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler
Ground	75	13	19	6
Basement 1	70	-	18	-
Basement 2	56	-	14	-
Total	**201**	**13**	**51 (25.4 %)**	**6 (46.2%)**

Ground Floor Plan



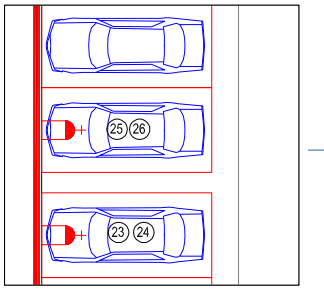
GROUND FLOOR		
BIG PARKING	=	75
25% EV Chaging Point		**19**
Two Wheeler PARKING	=	13
25% EV Chaging Point		**6**
Total EV Chaging Point		**25**

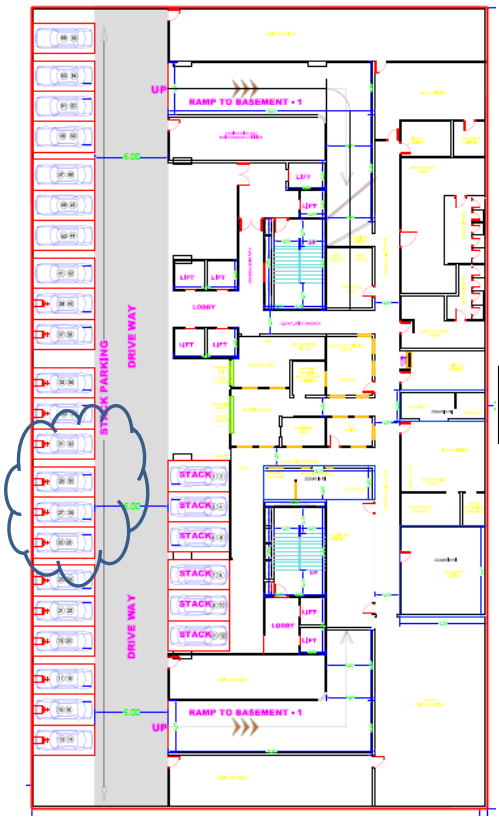
1st Basement Floor Plan



1st Basement		
BIG PARKING	=	70
25% EV Chaging Point		18

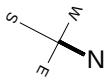
2nd Basement Floor Plan





2nd Basement		
BIG PARKING	=	56
25% EV Chaging Point		**14**

ELECTRIC CHARGING POINT



Annexure 15 : Environmental Management Cell

ENVIRONMENT MANAGEMENT CELL

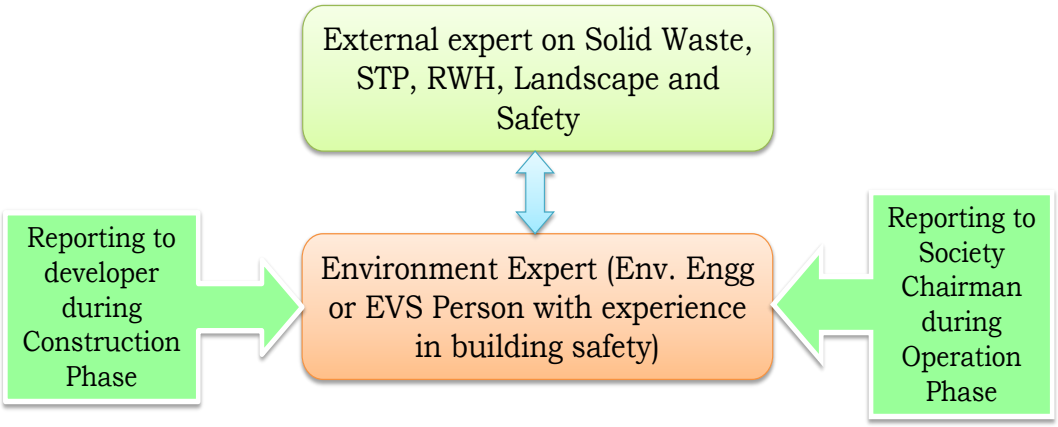
The Environment Cell shall comprise of environment background personnel either environment engineer or environment science background person with knowledge of building safety measures. During construction phase the environment cell shall comply with safety standards and measures as prescribed in the environment clearance norms. The following measures shall be adopted during construction phase:

- Covering all the materials stored at construction site with plastic or tarpaulin sheet
- 3 m height screens would be provided all around the building (or plot boundary) during construction phase to obstruct the flow of dust and wind to surrounding locations
- All workers shall be provided with dust masks
- 1 wash basin per 20 workers shall be maintained
- Bio-toilets would be installed for workers
- Installation of STP, RWH, SWM units and water efficient units as per proposed in the project

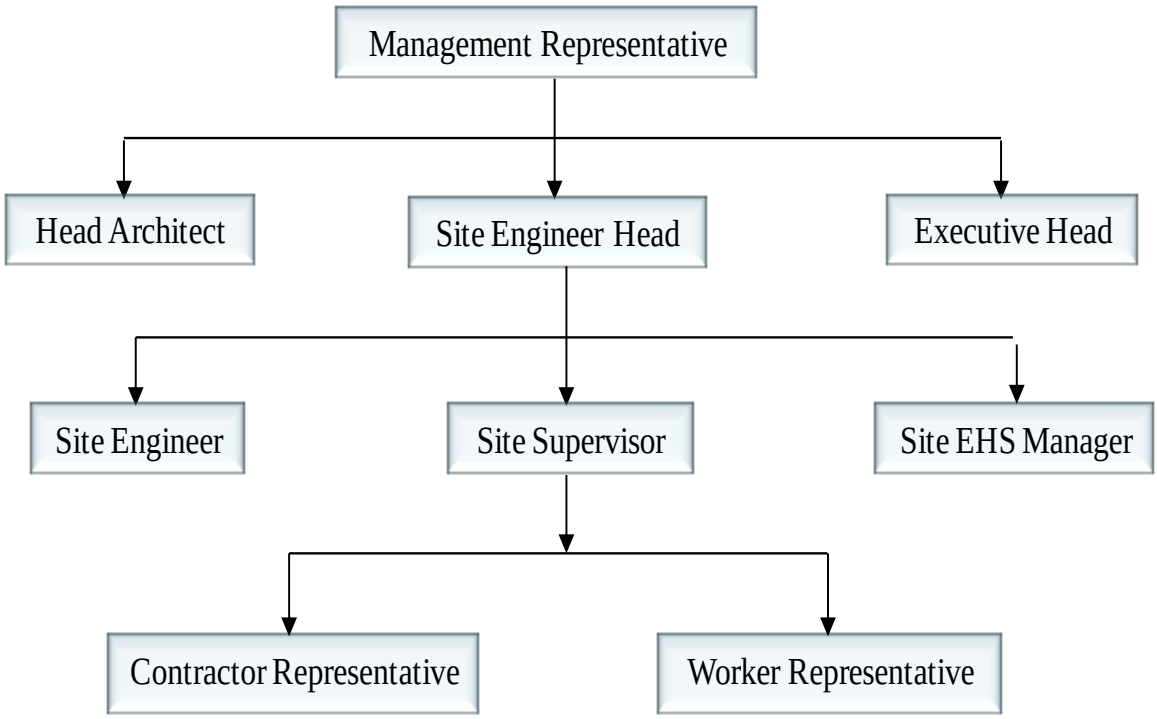
During operation phase; environment cell shall report to chairman of the society and it must comprise of in house and empaneled experts. The role of the environment cell during operation phase will be:

- Maintaining STPs, SWM units, RWH, carrying out environmental audits, safety audits, etc.
- Maintaining landscape and safety of the premises/building
- Maintaining compliance monitoring as per direction of MoEF

The detail formulation of environment cell is given in below **Figure**



Formulation of Environment Cell



The structure of environment management cell

Annexure 16: Newspaper Advertisement



PUBLIC NOTICE

Proposed IT/ITES and guest house / hotel building project at Navi Mumbai at plot no. D-109, TTC. INDL. Area, Navi Mumbai - 400706. By **IJB Realty.** was accorded the Environmental Clearance from the **State Level Environment Impact Assessment Authority (SEIAA)**, Environment Department, Govt. of Maharashtra on 26th February, 2022.

The copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at website at:

http://parivesh.nic.in

Annexure 17: Consent to Establish Copy

MAHARASHTRA POLLUTION CONTROL BOARD

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

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/JD (WPC)/UAN No.0000291357/CE/2607002535

Date: 28/07/2026

To,
IJB REALTY
PLOT NO. D-109, TTC.INDL. AREA, NAVI
MUMBAI - 400706

LiFE Lifestyle for Environment
Your Service is Our Duty

Sub: Grant of Revalidation of Consent to Establish for Building Construction Project under Orange Category.

Ref:
1. Application Submitted by Sub-Regional Office-Navi Mumbai-I
2. Earlier Consent to Establish granted by the Board dated 29/7/2021.

Your application NO. MPCB-CONSENT-0000291357

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

1. **Revalidation of Consent to Establish granted for commissioning of the project or 5 years which ever is earlier.**
2. **The capital investment of the project is Rs.76.86 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Building Construction Project named as M/s. IJB Realty,D-109, TTC.INDL. AREA, NAVI MUMBAI - 400706,Thane, on Total Plot Area of 4050 SqMtrs and for construction BUA of 30219.65 SqMtrs as per EC granted dated 26/2/2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish granted dated 29/7/2021	4050.00	30812.00
2	Environmental Clearance granted dated 26/2/2022	4050.00	30219.65

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	0	NA
2.	Domestic effluent	93.2	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
1	DG set(800KVA)	1	As per Schedule -II
1	DG set(1000KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable	312.78 Kg/Day	OWC	used as manure
2	Non Biodegradable	208.52 Kg/Day	Handover	Sale to authorised party

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
		NA			

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. 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.
12. The project proponent shall make provision of charging of electric vehicles as per vehicle policy and according to law.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/197946/2021 dtd 26/2/2022 for construction project having total plot area of 4050 Sqm and total construction BUA of 30219.65 Sqm as per specific condition of EC.

15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
16. This consent is issued without prejudice to an order passed i or may be passed by any Hon'ble Court.
17. The applicant shall strictly comply with the circular issued by the Board vide No. MPCB / JD(APC) / NACP / DG Set / B-0090 dtd. 02/06/2023 regarding Retrofitting of Emission Control Device (RECD) for in-use Diesel Operated Internal Combustion Engines / D.G. Sets.
18. The Project Proponent (PP) shall provide and install an owned Organic Waste Converter (OWC) of adequate capacity. The OWC shall be ISO/BIS certified, and details thereof along with the purchase order/invoice shall be submitted to the Board as a mandatory compliance document prior to commissioning of the project.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.

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Signed by: Jagannath Salunkhe
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2026-07-28 19:15:04 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2606005702	29/06/2026	Online Payment
2	37500.00	TXN2607001694	09/07/2026	Online Payment
3	50000.00	TXN2607003790	20/07/2026	Online Payment
4	25000.00	TXN2607003796	20/07/2026	Online Payment
5	255000.00	TXN2607003800	20/07/2026	Online Payment

Copy to:

1. Regional Officer, MPCB, Navi Mumbai and Sub-Regional Officer, MPCB, Navi Mumbai I

- They are directed to ensure the compliance of the consent conditions.

2. Chief Accounts Officer, MPCB,Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **150 CMD for treatment of domestic effluent of 93.2 CMD.**

B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.

2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.

3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.

4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	116.50
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Gardening/Other consumption	1.5

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
1	DG set(800KVA)	Acoustic Enclosure Stack	5.80	HSD 127 Ltr/Hr	1	SO2	60.96 Kg/Day
1	DG Set(1000KVA)	Acoustic Enclosure Stack	30.00	HSD 162 Ltr/Hr	1	SO2	77.76 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration well before its life come to an end or erection of new pollution control equipment.

4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

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

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

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

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

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

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

5 Conditions for D.G. Set

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This certificate is digitally & electronically signed.

Annexure 18: Photos of Hygiene and Sanitization Measures for Workers









Annexure 19: Commencement Certificate

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Phone: 27781602

No.EE/Dn. II/MHP/SPA/E37471/of 2021
Office of the Executive Engineer &
Special Planning Authority,
MIDC Dn.II,Mahape.
Date:- **11 / 11 / 2021.**

To,
M/s Auxichem.,
Plot No. D-109,
TTC Industrial Area,
Navi-Mumbai.

Sub: COMMENCEMENT CERTIFICATE

Sir,

With reference to your architect's online submission through SWC vide tracking I.D. No. SWC/14/521/20201208/727999 & complied on 11/11/2021 for grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR&T.P. Act, 1966 to erect IT Park Building on Plot No. D-109 , in T.T.C. Indl. Area, the commencement/ Building permit is granted subject to the following condition for total B.U.A. as per the approval to the plans attached herewith.

1. The land vacated in consequence of the enforcement of the set-back rule shall be part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid for the period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & such No. of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office.
8. Temporary labour camps, Toilet blocks & Water tanks within the site are allowed only during the phase of construction period of 2 years only.
9. The work of construction of temporary structure shall be executed after obtaining approval from this office under qualified structural engineer/Architect.
10. Allottee has to pay temporary construction fees for a period of Six months at the rate of Rs. 50/- per Sqm. of such covered area of temporary structures.
11. Equal amounts as fees shall be paid as deposit, which will be refundable at the end of the two years, or on completion of project whichever is earlier after removal of temporary construction by the Allottee / Licensee / Lessee / Owner.
12. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond stipulated period shall be liable for imposition of penalty which will be 3 times the rate of Rs. 50/- per Sqm.
13. Permission for demolition of existing factory buildings shall be obtained by allottee from this office as per rules of MIDC before commencement of construction of proposed IT park Building.

Rajaram Rathod
Digitally signed by Rajaram Rathod
DN: cn=Rajaram Rathod o=IN o=Maharashtra Industrial Development Corporation
Reason: I am approving this document
Location: EE, Dn. II, Mahape
Date: 2021-11-11 18:56+05:30

Executive Engineer &
Special Planning Authority,
MIDC Dn. II, Mahape.

Copy submitted for favour of information to :
1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'s for information to:
1. The Regional Officer, MIDC Mahape.
2. Architect NIRAL KANTILAL PATEL, Lic. No.CA/2007/412035.

Copy to
1. The Deputy Engineer, MIDC Sub Dn. No. I, Mahape for information.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No EE/Dn. II/MHP/SPA/ **E37471**/of 2021
Office of the Executive Engineer,
MIDC Dn. II, Mahape, Navi Mumbai.
Date: - 11 /11/ 2021.

To,
M/s. Auxichem,
Plot No. D-109,
TTC Industrial Area,
Navi-Mumbai.

Sub.:- TTC Industrial Area.

Approval to Fresh Building Plans and Drainage Plans for proposed IT Park Building on Plot no. D-109 in TTC Industrial Area for **M/s Auxichem.**

Ref.:- 1. Tracking Id: SWC/14/521/20201208/727999.
2. Additional FSI approved by Hon. CEO vide no. C75689 dt. 17/08/2021
3. Provisional Fire NOC issued by CFO vide No. MIDC/Fire/D52732 dt.30/08/2021.

Dear Sir,

You have submitted combined application for Fresh approval of Plans for proposed IT Park Building. Above applications are examined and following approvals are here by granted.

A] Building Plan Approval

Since you have paid following .....

Sr. No	Scrutiny Fees Rs.	Development charges Rs.	Enclosed Balcony Premium charge RS. Rs.	Compound wall Charges Rs.	Labour Cess Rs.	Initial Fire Protection Rs. fees Rs.
1	2	3	4	5	6	7
1	49916.06	1903578.08	----	250.00	2012702.50	161016.10
2	48264.36	----	----	250.00	----	----
3	----	3539748.00	----	----	----	792566.00
4	----	----	15794900.00	----	5182948.00	----
	98180.42	**5443326.08**	**15794900.00**	**500.00**	**7195650.50**	**953582.10**

Sr. No.	Additional Fire Protection fees (Rs)	Additional FSI Charges (Rs.)	Greater Floor Height Charges (RS.)	Total	Receipt No.
	8	9	10	11	12
1	----	----	----	4127462.74	GL21554009 Dt. 28/01/2021
2	----	----	1250052.00	1298566.36	DV002180Q006272 Dt. 11/11/2021
3	8584052.00	----	----	12916366.00	DV002180Q006273 Dt. 11/11/2021
4	----	49524300.00	----	70502148.00	DV002180Q006269 Dt. 11/11/2021
	8584052.00	**49524300.00**	**1250052.00**	**88844543.10**	**Total**

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

1) You had submitted plans and drawings for **2449.19** m^2 of plinth area for the plot area of **4050.00** m^2., at present this office has approved plans for total up to date **11916.14** m^2. of built up area. This office has approved **08 Nos**. of drawing details of which are mentioned on the accompanying statement.
2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

   A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no. **Nil** from the office of the Executive Engineer, MIDC, Division No. II, Mahape is treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return he cancelled plans to this office.

   B. The drawings submitted now includes existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter no. **Nil** from the office of the Executive Engineer Dn. II, Mahape, is to be treated as combined approval.

3. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-
   The building plans needs to be got approved from :
   i) Directorate of Industrial Safety & Health.
   ii) Any other Govt. authorities which may be mandatory.
4. You will have to obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14/09/2006 and its subsequent amendments'.
5. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
6. For the sanitary block, overhead water storage tank shall be provided at the rate of 500liter per W.C. or Urinal.
7. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
8. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
9. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
10. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
11. No tube well, bore well or open well shall be dug.
12. Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.

13. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
14. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
15. The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
16. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
17. In case, water stream/ nalla is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rainwater through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
18. This permission stands cancelled, if no construction work is started within twelve months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
19. Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
20. This office is empowered to add, amend, vary or rescind any provisions of Building Rules& regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
21. As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
22. The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.
23. The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.
24 The Name and plot number shall be displayed at main entrance of plot.
25. The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
26. The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt.13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
28. Since you have consumed **2.94** of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

B) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

1) The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

2) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.

3) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.

4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.

5) You will be allowed to join your effluent to MIDC's common effluent collection System only after obtaining of necessary N.O.C. from M.P.C. Board and actual Commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.

6) Overhead water tank shall be provided at the rate of 500 Litters per W.C./ Urinal provided.

7) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.

8) All vent pipes shall be minimum 80 mm dia size.

9) All rain water down take pipes shall be minimum 100 mm dia and should be provided
at the rate of 1 Nos. Per 25 Sq. m. of roof area.

10) All S.W. pipes shall be minimum of 150 mm dia size.

11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.

12) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with Arrangements for measurement of the flow.

13) In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under\ MIDC., Act and various regulations and as per provision in the lease agreement.

14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

15) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are hereby requested to go through above approvals carefully along with the terms & conditions in respect of each approval and take necessary actions accordingly in complying the same scrupulously.

Thanking you.

Yours faithfully,

Rajaram Rathod

Digitally signed by Rajaram Rathod
DN: cn=Rajaram Rathod c=IN o=Maharashtra Industrial Development Corporation
Reason: I am approving this document
Location: EE, Dn. II, Mahape
Date: 2021-11-11 18:57+05:30

Executive Engineer &,
And Special Planning Authority
MIDC, Division No. II, Mahape.

DA:-1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

Copy submitted for favour of information to :

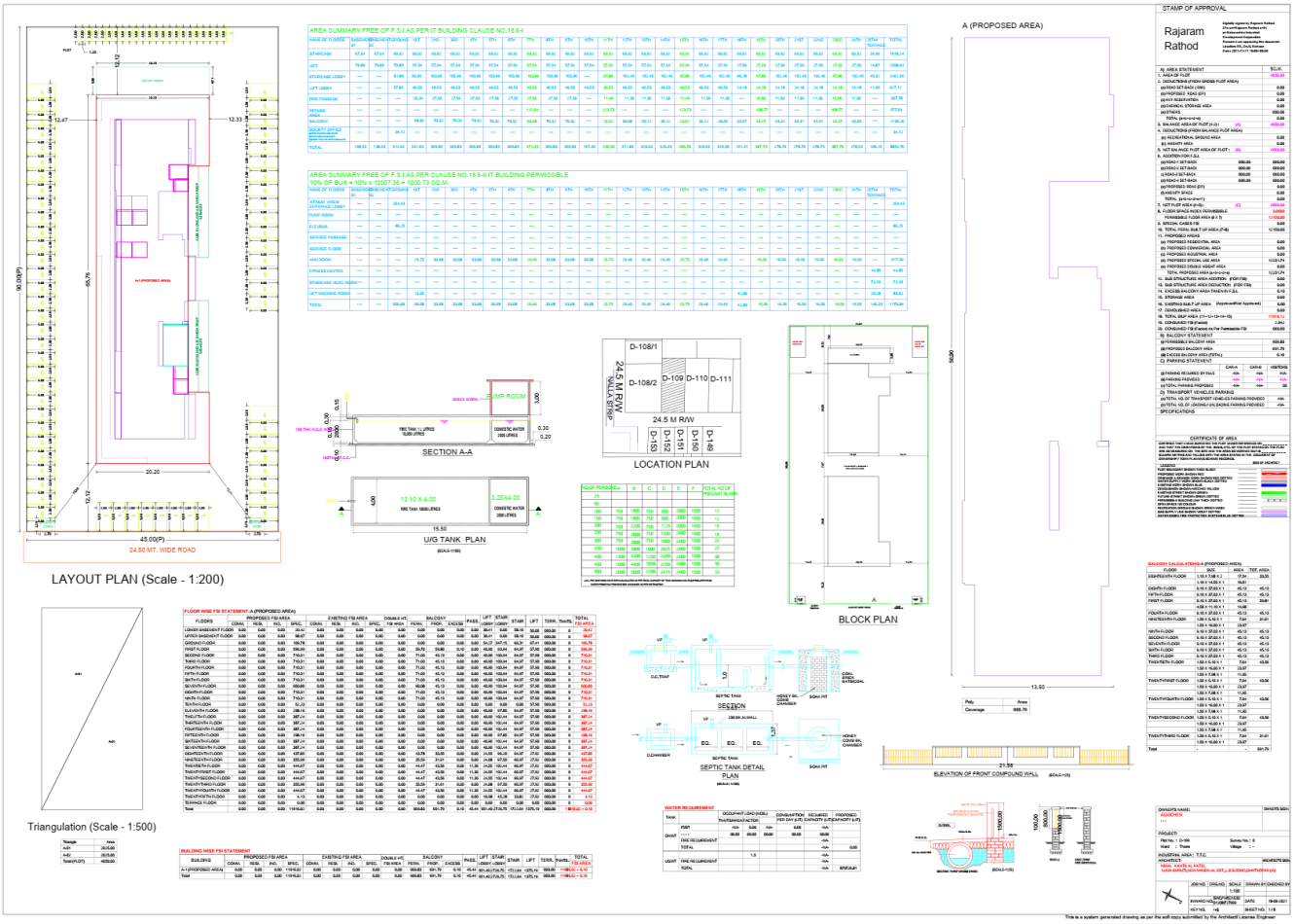
1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'s for information to:

1. The Regional Officer, MIDC Mahape.
2. Architect NIRAL KANTILAL PATEL, Lic. No.CA/2007/412035.

Copy to

1. The Deputy Engineer, MIDC Sub Dn. No. I, Mahape for information.


LAYOUT PLAN (Scale - 1:200)
SECTION A-A
U/G TANK PLAN
LOCATION PLAN
BLOCK PLAN
SEPTIC TANK SECTION
SEPTIC TANK DETAIL PLAN
ELEVATION OF FRONT COMPOUND WALL
Triangulation (Scale - 1:500)
Rajaram Rathod

Annexure 20: Water Supply NOC

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPOTATION
(A Government of Maharashtra Undertaking)

OFFICE Office of the Executive Engineer,
MIDC, Division No. II, Mahape,
Navi Mumbai – 400 710.
Phone No. 91-27784427 **Fax No.** 2778425
EMAIL : de1thane2@midcindia.org

No. DE & PA(I)/IFMS/**D 10210** /2021
Date : 22/07/2021

To,
M/s. Auxichem
Plot No. D-109, Village Shirawane,
Nerul,
TTC Indl. Area, MIDC,
Navi Mumbai

Sub: TTC Indl. Area...
NOC for additional water supply by increase in water meter size...

Ref:- Your letter no. nil dt. 22/07/2021

Dear Sir,

As per your request vide letter under reference, it is to inform that, this office has no objection to make available additional water supply by increase in water meter size for your plot no. D-109, Village Shirawane, Nerul, TTC Indl. Area, MIDC, Navi Mumbai subject to condition availability of water in our resources and after applying online through MIDC's online portal Single Window Clearance (SWC) and fulfillment of codal procedures.

Thanking you.

Yours faithfully,

(S. R. Sawale)
Deputy Engineer & PA (I)
MIDC, Dn. No. II, Mahape.

Copy submitted to the Executive Engineer, MIDC, Div. No. II, Mahape, Navi Mumbai for favour of information please.

Annexure 21: Sewerage Remarks

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

MIDC Office Building, Plot No. AM-20, Behind Lokmat Building, TTC Indl. Area, MIDC, Mahape, Navi Mumbai – 400 710. Tel :- 022-27781602 Email :- demahapedrainage@midcindia.org

No. **DE&PA-IV**/MHP/IFMS/ **D-13718** /of 21,
Office of the Deputy Engineer & PA-IV,
MIDC, Drainage Sub Division, Mahape,
Navi Mumbai.
Date :- **26/07/2021**

To,
M/s Auxichem,
Plot No. **D-109**,
MIDC, T.T.C. Industrial Area,
Navi Mumbai – 400 710.

Sub :- **T.T.C. Industrial Area....**
N.O.C. for drainage connection.

Ref :- Your application vide letter No. Nil dt. 26/07/2021.

Dear Sir,

With reference to your application received vide letter under reference, it is to inform you that, this office has 'No Objection' to make available drainage connection for your plot No. D-109 in MIDC T.T.C. Industrial Area, Navi Mumbai after applying online through MIDC's online portal Single Window Clearance (SWC) and fulfillment of necessary documents & codal procedure.

Thanking you.

(R.T. Meshram)
Deputy Engineer & PA-IV
MIDC, Drainage Sub Division,
Mahape, Navi Mumbai.

- Copy submitted to the Executive Engineer, MIDC Thane Division No. II, Mahape, Navi Mumbai for favour of information please.
- Copy f.w.c.s. to the Deputy Engineer, MIDC Sub Division No. 1, Mahape, Navi Mumbai for information.

Annexure 22: CFO NOC

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

HEAD OFFICE : "Udyog Sarthi", Mahakali Caves Road, Andheri (E), Mumbai – 400 093.
Tele: (022) 26870052/54/27/73 Fax: (022) 26871587

PRINCIPAL OFFICE : 4,4 (A), 12th Floor, World Trade Centre, Complex-1, Cuffe Parade, Mumbai – 400 005
Tele : (022) 22151451/52/53 Fax : (022) 22188203

No, MIDC/Fire/D-52732
Date: 30/08/2021

M/s, AUXICHEM,
Plot No: D-109 MIDC
MIDC TTC Indl. Area.

Sub: Grant of "Provisional No-Objection Certificate" for your proposed construction of I.T. Building on Plot No: D-109 at MIDC, TTC Indl. Area.

Ref: Your application vide no; SWC/14/521/20201208/727999.

Dear Sir,

This has reference to the above this office has **"No Objection (Provisional)"** for your proposed construction on Plot No: D-109 at MIDC, TTC Indl. Area. The details of the constructions as per the drawing submitted by you are as mapped under your BPAMS application. The plot area of the co. is, **4,050.00 Sq mtr.** The proposed built up area is **11,910.90 Sq. Mtr** (Excluding Free of FSI). The height of the proposed structure is **93.545 mtr.** The area wise details of each floor are as under:-

Floor Name	Proposed FSI Area Spec. (IT/BT)	Bal Spec	Terrace	Stair	Lift	Pass	Lift Lobby	Staircase Lobby
Twenty fifth Floor	4.13	0.00	486.87	33.82	27.92	0.00	10.98	45.28
Twenty fourth Floor	444.67	43.56	0.00	66.97	27.92	11.36	24.55	102.44
Twenty third Floor	355.90	31.61	0.00	66.97	27.92	0.00	24.08	97.50
Twenty second Floor	444.67	43.56	0.00	66.97	27.92	11.36	24.55	102.44
Twenty first Floor	444.67	43.56	0.00	66.97	27.92	11.36	24.55	102.44
Twentieth Floor	444.67	43.56	0.00	66.97	27.92	11.36	24.55	102.44
Nineteenth Floor	355.90	31.61	0.00	66.97	27.92	0.00	24.08	97.50
Eighteenth Floor	437.85	33.55	0.00	64.97	27.92	0.00	24.55	96.20
Seventeenth Floor	387.24	0.00	0.00	64.97	57.90	0.00	40.90	102.44
Sixteenth Floor	387.24	0.00	0.00	64.97	57.90	0.00	40.90	102.44
Fifteenth Floor	298.16	0.00	0.00	64.97	57.90	0.00	40.90	97.85
Fourteenth Floor	387.24	0.00	0.00	64.97	57.90	0.00	40.90	102.44
Thirteenth Floor	387.24	0.00	0.00	64.97	57.90	0.00	40.90	102.44
Twelfth Floor	387.24	0.00	0.00	64.97	57.90	0.00	40.90	102.44
Eleventh Floor	298.16	0.00	0.00	64.97	57.90	0.00	40.90	97.85
Tenth Floor	52.23	0.00	764.35	0.00	57.90	0.00	0.00	0.00
Ninth Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Eighth Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Seventh Floor	600.80	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Sixth Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Fifth Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Fourth Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Third Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94
Second Floor	710.31	45.13	0.00	64.97	57.90	0.00	40.90	103.94

1

Oil filled substation

- A substation or a switch-station with oil filled equipment shall be limited to be installed in utility building or in outdoor location. Such substation/utility building shall be at least 7 m away from the adjoining building(s).
- Substation equipment (exceeding oil capacity of 2 000 litre) in utility building shall have fire rated baffle walls of 240 min rating constructed between such equipment, raised to at least 600 mm above the height of the equipment (including height of oil conservators) and exceeding 300 mm on each side of the equipment.
- All transformers where capacity exceeds 10 MVA shall be protected by high velocity water spray systems or nitrogen injection system.

Dry type substation

- Transformers located inside a building shall be of dry type and all substation/switch room walls, ceiling, floor, opening including doors shall have a fire resistance rating of 120 min.
- Access to the substation shall be provided from the nearest fire exit/exit staircase for the purpose of electrical isolation.

In addition to the above, all provision under the D.C. Rules of MIDC and N.B.C. shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot or Transfer of Plot, NOC from this department is essential.

This is a **Provisional No Objection Certificate.** After providing the above fire prevention and protection system and after compliance of above recommendations inspection of the premises & fire prevention & protection arrangements will be carried out by this department and after satisfactory compliance **"Final No Objection Certificate"** will be issued. ***This "Provisional No-Objection Certificate" will be treated valid for the period of one year from the date of issue.***

Details of "Fire Protection Fund Fees" are as follows:

	Total Amount	Advance "Fire Protection Fund fees" paid by M/s. AUXICHEM. vide receipt no. GL21554009 Dt. 28-01-2021	Balance "Fire Protection Fund fees" needs to be recovered by SPA
(i)	(ii)	(iii)	(iv)
Initial "Fire Protection Fund fees"	Rs. 9,53,582.40	Rs. 1,61,016.10	Rs. 7,92,566.30
Additional "Fire Protection Fund fees"	Rs. 85,84,051.90	Rs. 00.00	Rs. 85,84,051.90
Total	Rs. 95,37,634.30	Rs. 1,61,016.10	Rs. 93,76,618.20

The undersigned reserves the right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

Thanking you.

Yours faithfully

Santosh S Warick — Digitally signed by Santosh S Warick, Date: 2021.08.30 13:31:18 +05'30'

(S.S. Warick)
Chief Fire Officer & Fire Adviser,
MIDC, Mumbai 400093.

Copy to The Executive Engineer, MIDC, Sub Division Mahape (SPA), for information. He is requested to recover the Balance fees mentioned in column no. (iv) of above table before issuing work commencement certificate/plan approval.

Annexure 23: Storm water drain remarks

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No. MIDC/IFMS/THANE I/E&MD/
EEThane2/2021/ E55240
Office of the Executive Engineer &
Special Planning Authority, MIDC,
Division No. II, Mahape, Navi Mumbai -
400701
Date: 27/11/2021

To,
M/s. Auxichem
Plot No. D-109, TTC
Industrial Area, Navi Mumbai

Sub : TTC Industrial Area...
No objection Certificate to provide Solid Waste Management/ disposal service and Storm Drainage connection for Plot No. D-109 of M/s. Auxichem

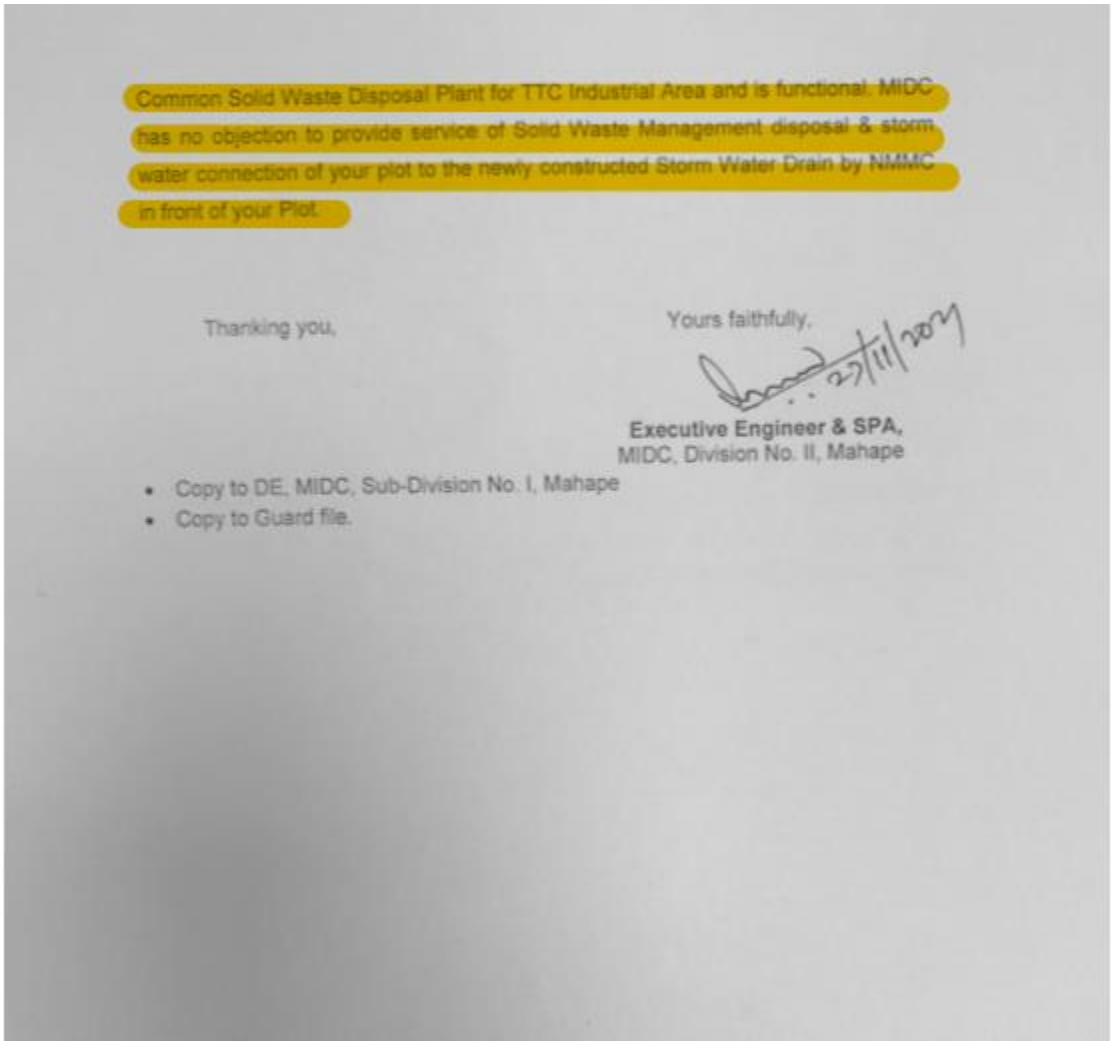
Ref: Your letter dated 23.11.2021

Dear Sir,

You have submitted an application vide under reference to this office to know that MIDC has no objection to provide you Storm Water Connection and Solid Waste for your proposed IT/ITES building when you apply for the same for onward submission to SEAIAA for obtaining Environment Clearance (EC).

In this respect this is to inform you that MIDC has developed infrastructure facilities in TTC Industrial Area viz. Roads, Storm Water Drains, Nullahs and Streetlights etc. MIDC had provided storm water connection to Plot No. D-109. As per the directives of Government of Maharastra the infrastructure facilities in TTC Industrial Area have been handed over by MIDC to Navi Mumbai Municipal Corporation (NMMC) in the year 2004 for further maintenance and improvement. From the date of handing over of the infrastructure facilities, it is the responsibility of NMMC to maintain infrastructure facilities in TTC Industrial Area.

As a part of improvement of infrastructure facilities NMMC has recently constructed Cement Concrete Road leading to your plot along with allied facilities viz. Built Up Storm Water Drains, Street Lights etc. NMMC has also provided



Common Solid Waste Disposal Plant for TTC Industrial Area and is functional. MIDC has no objection to provide service of Solid Waste Management disposal & storm water connection of your plot to the newly constructed Storm Water Drain by NMMC in front of your Plot.

Thanking you,

Yours faithfully,

27/11/2024

Executive Engineer & SPA,
MIDC, Division No. II, Mahape

- Copy to DE, MIDC, Sub-Division No. I, Mahape
- Copy to Guard file.

Annexure 24: AMC agreement of STP



महाराष्ट्र MAHARASHTRA ◐ 2020 ◐ YL 745862

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. /०००००६
20 JUL 2021
सक्षम अधिकारी

Date: 27-07-2021

श्री. सी. टी. आंबेकर

TO WHOMSOEVER IT MAY CONCERN

We, M/s. IJB Realty, have Proposed IT/ITES and Guest House / Hotel Building Project at Navi Mumbai at Plot No. D-109, TTC.INDL.Area, Navi Mumbai – 400706..

We hereby ensure to undertake an AMC of STP for 10 years or before handing over to society, whichever is earlier.

Current costing for AMC is approximately estimated @ **Rs.1,50,000/- per year (Rupees One Lac Fifty Thousand Only.)**

Thanking you,

Yours Faithfully,

IJB REALTY MUMBAI

for M/s. IJB Realty

Partner

Annexure 25: Undertaking regarding STP Parameters

IJB REALTY
Innovative Journey Begins...

Date: 01-12-2021

TO WHOMSOVER IT MAY CONCERN

We, **M/s. IJB Realty.,** have Proposed IT/ITES and Guest House/Hotel Building Project Located at Plot No. D-109, TTC.INDL. Area, Navi Mumbai – 400706.

We, hereby state that the norms/parameters w.r.t STP would be complied as per the order dtd. 30.04.2019 Hon'ble National Green Tribunal, Principal Bench in O.A. no 1069/2018 for the said project. The norms/parameters w.r.t STP stated in O.A. no 1069/2018 are as follows;

Sr. No.	Industry	Parameter	Standards (Applicable to mode of disposal)
			Mega and Metropolitan Cities
1	Sewage Treatment Plants (STPs)	pH	5.5 – 9.0
		Bio-Chemical Oxygen Demand (BOD)	10
		Total Suspended Solids (TSS)	20
		Chemical Oxygen Demand (COD)	50
		Nitrogen - Total	10
		Phosphorus-Total(For Discharge Into Ponds, Lakes)	1.0
		Fecal Coliform (FC) (Most Probable Number per 100 millilitre, MPN/100 ml)	Desirable - 100 Permissible – 230

Thanking you,

Yours Faithfully,

For M/s. IJB Realty

(Authorized Signatory)

IJB REALTY
Potia Building No. 2, Office No. 3, 292, Bellasis Road, Mumbai Central, Mumbai - 400 008, India.
Phone : +91 22 2307 4363 / 2307 2922 Telefax : +91 22 2308 0308 E-mail : ijbrealty@yahoo.com Website : www.ijbrealty.com

Innovative Journey Begins...

Annexure 26 : STP DBR

PDA Pankaj Dharkar & Associates
MEP & Green Building Consultants

1. Building Drainage and Sewage Treatment Plant:

i. Building Drainage System.

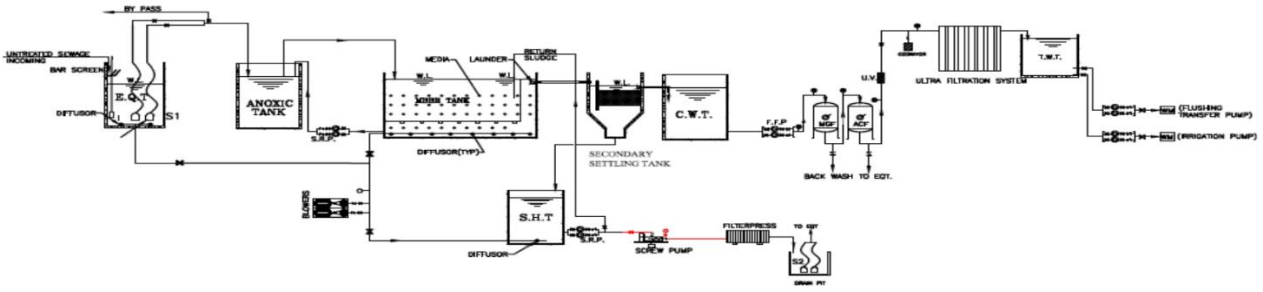
1. Floor drain will be provided at floors of all the basement car parking area and will be collected through separate stacks and finally discharged through the grease trap to the drain channel at the basement 2 level, and then discharged to the external municipal drain.
2. Waste water from typical floor toilets will be collected via separate stacks and finally discharged to the sewage Treatment plant.
3. The velocity of flow in any drain pipe shall be designed to a minimum of 0.75 m/s to ensure proper Self-cleaning action
4. The design of drainage sump pump system shall be limited to a maximum of 10 cycles of start/stop of sump pump per hour.
5. Vent pipe will be common for commercial and hotel which will be diverted at mezzanine floor and terminated above main roof at 1m high.
6. Basement drain channel will be connected to the sump pits. Sump pump of required capacity will be provided at sump pit and pumped outside to storm water drain channel.
7. Two pipe system shall be provided for the office and Hotel area.
8. The soil and waste water from all hotel toilets will be collected by two independent pipes and discharged by gravity and diverted at mezzanine floor level, after which it shall be taken further down till Sewage treatment plant located below ground level. For office toilets, vertical downtakes running through each toilet shaft will be diverted at basement ceiling to be discharged to STP.
9. The recycled water shall be used for flushing and irrigation.

2. Possible Options of Sewage Treatment Plants

1. Membrane Bio Reactor (MBR)
2. FAB
3. SAFF/MBBR
4. Chemical Treatment
5. Extended Aeration

PDA Pankaj Dharkar & Associates
MEP & Green Building Consultants

2.B. Sewerage Disposal System:
Sewage Treatment Scheme:



BASED ON MOVING BED BIO-FILM REACTOR (M.B.B.R)

Possible Options of Sewage Treatment Plant

1. We suggest to install MBBR technology for STP.

2) Effluent Characteristics

The effluent generated during activities contains mainly:

2. Suspended / colloidal organic components like food waste, toilet flushing, basins and hand wash, etc.
3. Dissolved organic components
4. Dissolved inorganic solids of cleaning chemicals

3) Assumptions

1. No other parameter which exceeds the treated sewage limits or which is hazardous in nature, will affect the biological process is present in the raw sewage.
2. The oil present is in free-floating form.

Pankaj Dharkar & Associates
MEP & Green Building Consultants

Sr. No	Description	Extended Aeration	SAFF/MBBR	MBR	SBR
1	Type of Treatment	Based on suspended growth of bacteria	Based on attached growth process	Based on activated sludge process with ultrafiltration	Based on suspended growth process
2	Media used for treatment	No Media required	Utilizes plastic media floating in sewage	Utilizes membranes for treatment	No Media required
3	Final Clarifier required?	Yes	Yes	No	Yes
4	Tertiary Filter required?	Yes	Yes	No	Yes
5	MLSS (mg/l)	< 3000	No criterion	15,000 - 20,000	< 3000
6	M.L.S.S. monitoring	Required	Not Required	Required	Required
7	Footprint area	Large	2-3 times smaller	3-5 times smaller	2-3 times smaller
8	Process Stability	Highly Sensitive to Sludge Bulking	Medium Sensitive to Sludge Bulking	Not Sensitive to upsets	Highly Sensitive to Sludge Bulking
9	Retention Time	20 - 24 hrs	6 - 8 hrs	4 - 6 hrs	More than 20 hrs
10	Sludge Recycling	Required	Not Required	Not Required	Required
11	Ease of Maintenance	Difficult	Easy	Easy	Complex
12	Ease of Operation	Difficult	Easy	Easy	Medium
13	Useful for modification / capacity extension of existing STP?	No	Yes	Yes	Yes
14	Use of Chemicals for pre-treatment / post treatment	High	Medium	Very Low	Medium
15	Requirement of Continuous monitoring for the treatment plant	Yes	Yes	No	Yes
16	Chlorination	Required	Required	Not Required	Required
17	Environmental Aspect of sewage treatment				
a)	Sludge Production	High	Low	Low	Medium
b)	Reduction of Coliform	Ineffective	Ineffective	Effective	Ineffective
c)	Use of Coagulants and Flocculants	High	Moderate	Not required	Not required
d)	Use of Chlorine	Required as per sewage load	Required as per sewage load	Not required	Required as per sewage load
e)	Residual Chlorine Presence in treated water	Yes	Yes	No	Yes
f)	Quality of Treated Recycled water	Moderate	Good	Good	Moderate
g)	Overall Cleanliness of the plant area	Bad	Moderate	Good	Moderate

Pankaj Dharkar & Associates
MEP & Green Building Consultants

Parameters	STP Inlet	STP Outlet as per various acts/norms				Proposed by PDA
		As per Old norms 1986	As per Draft norms 2015	As per MOEF & CC notification 2017	As per NGT hearing 2019	
PH	6.5 - 8.5	6.5 - 8.5	6.5 - 8.5	6.5 - 8.5	5.5 - 9.0	5.5 - 9.0
BOD (mg/l)	350	<30	<10	<20	10	<5
COD (mg/l)	600	<250	50	No Limit	**50**	**<30**
TSS (mg/l)	300	<100	<20	<50	50	<5
Total Nitrogen (mg/l)	55	<100	<10	No Limit	10	<10
NH3 Nitrogen (mg/l)	45	<50	<5	No Limit	-	<5
Total Phosphorus (mg/l)	8	No Limit	No Limit	No Limit	1	1
Fecal coliform MPN/100 ml	-	-	<100	<1000	Desirable 100, Permissible 230	Nil

Annexure 27: Undertaking – to share costs of maintenance



महाराष्ट्र MAHARASHTRA ◐ 2021 ◐ ZH 272190

प्रधान मुद्रांक कार्यालय, मुं
प.मु.वि.क्र. ८००००८
30 NOV 2021
सक्षम अधिकारी

TO WHOMSOEVER IT MAY CONCERN

We, **M/s. IJB Realty.** have Proposed IT/ITES and Guest House/Hotel Building Project Located at Plot No. D-109, TTC.INDL. Area, Navi Mumbai – 400706.

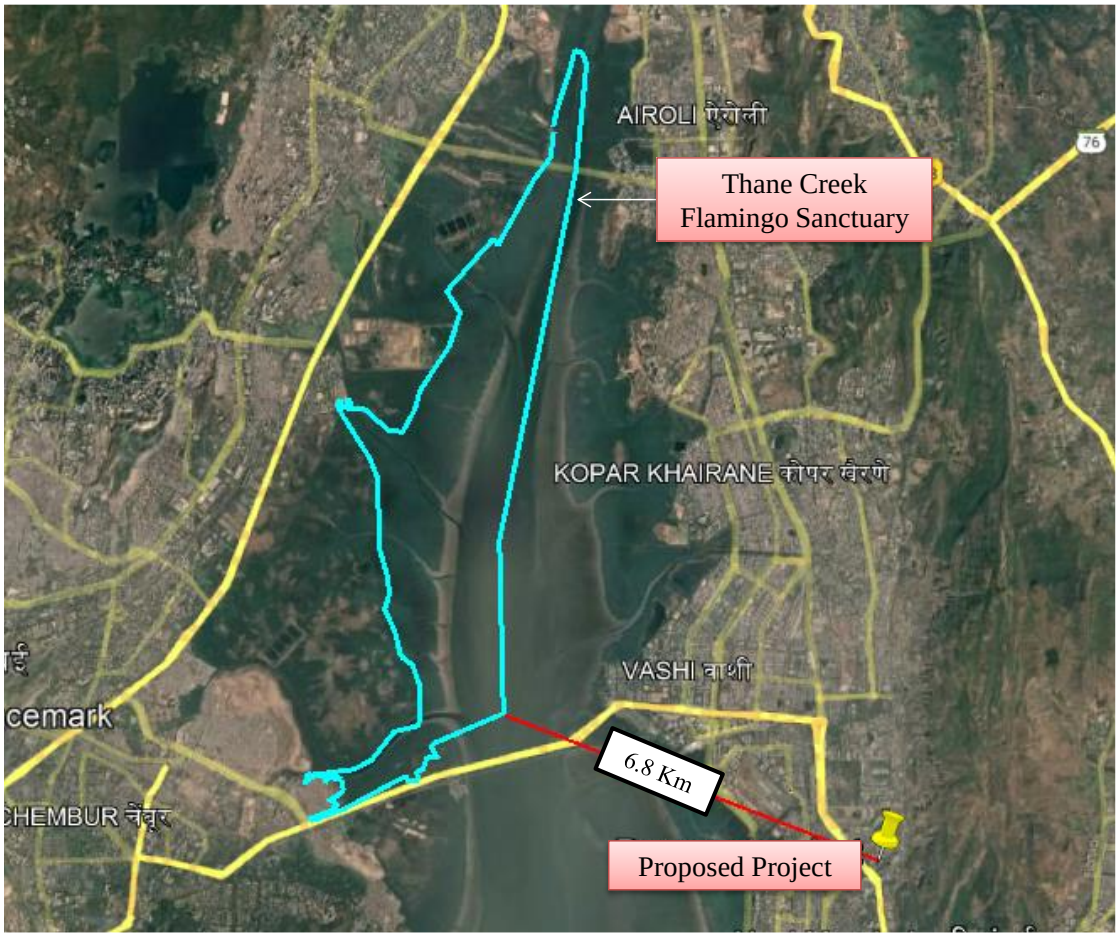
श्री. सी. टि. आंबेकर

We shall ensure that we would make suitable provisions in agreements with Commercial property tenants to become members of the cooperative society and to share the costs of maintenance, etc. as levied by the society to avoid any conflict at the operational stage.

Yours faithfully,
For M/s IJB Realty.

Authorized Signatory
Date: 01-12-2021

Annexure 28: Map showing distance from Thane Creek Flamingo Sanctuary



Annexure 29: Undertaking for ECBC Compliance

IJB REALTY
Innovative Journey Begins...

Date: 27-07-2021

TO WHOMSOEVER IT MAY CONCERN

We, M/s. IJB Realty., have Proposed IT/ITES and Guest House / Hotel Building Project on Plot bearing no. D-109, TTC Industrial Area, Navi Mumbai – 400706.

We, hereby state and undertake that the aforesaid proposed project shall comply with the ECBC Norms. The report for the same is prepared and is being submitted.

Thanking you,

Yours Faithfully,

For, M/s. IJB Realty

IJB REALTY MUMBAI

Authorised Signatory

IJB REALTY
Potia Building No. 2, Office No. 3, 292, Bellasis Road, Mumbai Central, Mumbai - 400 008, India.
Phone : +91 22 2307 4363 / 2307 2922 Telefax : +91 22 2308 0308 E-mail : ijbrealty@yahoo.com Website : www.ijbrealty.com

Innovative Journey Begins...

Annexure 30: FORM V

Maharashtra Pollution Control Board
महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V
(See Rule 14)
Environmental Audit Report for the financial Year ending the 31st March 2022

Unique Application Number	Submitted Date
MPCB-ENVIRONMENT_STATEMENT-0000051777	06-01-2023

PART A

Company Information

Company Name	Application UAN number	
M/s. IJB Realty	MPCB-CONSENT-0000109008	
Address		
PLOT NO. D-109, TTC.INDL. AREA, NAVI MUMBAI - 400706		
Plot no	**Taluka**	**Village**
D-109	Thane	-
Capital Investment (In lakhs)	**Scale**	**City**
7686.93	SSI	Navi Mumbai
Pincode	**Person Name**	**Designation**
400706	Mr. Ebrahim Balwa	Director
Telephone Number	**Fax Number**	**Email**
9820169752	0	ijbnavimumbai@gmail.com
Region	**Industry Category**	**Industry Type**
SRO-Navi Mumbai I	Orange	O21 Building and construction project more than 20,000 sq. m built up area
Last Environmental statement submitted online	**Consent Number**	**Consent Issue Date**
no	Format1.0/JD(WPC)/UAN No. 0000109008/CE-2107001511	2021-07-29
Consent Valid Upto	**Establishment Year**	**Date of last environment statement submitted**
2026-07-28	2021	Jan 1 1900 12:00:00:000AM
Industry Category Primary (STC Code) & Secondary (STC Code)		

Product Information

Product Name	Consent Quantity	Actual Quantity	UOM
Proposed Building Construction Project	30812	0	Lakh sq. mtrs/ M

By-product Information

By Product Name	Consent Quantity	Actual Quantity	UOM
NA	0	0	Lakh sq. mtrs/ M

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for	Consent Quantity in m3/day	Actual Quantity in m3/day
Process	0.00	0.00
Cooling	0.00	0.00
Domestic	116.50	0.00
All others	0.00	0.00
Total	116.50	0.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	93.2	0.00	CMD

2) Product Wise Process Water Consumption (cubic meter of process water per unit of product)

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

3) Raw Material Consumption (Consumption of raw material per unit of product)

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
Crushed Sand	0	0	Brass/A
Cement	0	0	MT/A
TMT Bar	0	0	MT/A
River Sand	0	0	Brass/A
Net Fix For Joint AAC Block	0	0	MT/A

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
HSD	289	0	

Part-C

Pollution discharged to environment/unit of output (Parameter as specified in the consent issued)

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
NA	0	0	0	0	0

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged(Mg/NM3)	Percentage of variation from prescribed standards with reasons		
	Quantity	Concentration	%variation	Standard	Reason
NA	0	0	0	0	0

Part-D

HAZARDOUS WASTES

1) From Process

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

2) From Pollution Control Facilities

Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kg/Annum

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Wet waste	0	0	Kg
Wet waste	0	0	Kg
Dry waste	0	0	Kl

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
NA	0	0	Kg
NA	0	0	Kg

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Kl

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

Type of Hazardous Waste Generated	Qty of Hazardous Waste	UOM	Concentration of Hazardous Waste
0	0	Kg/Annum	NA

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Wet Waste	0	Kg	-
Wet Waste	0	Kg	-
Dry waste	0	Kg	-
Dry waste	0	Kg	-

Part-G

Impact of the pollution Control measures taken on conservation of natural resources and consequently on the cost of production.

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
NA	0	0	0	0	0	0

Part-H

Additional measures/investment proposal for environmental protection abatement of pollution, prevention of pollution.

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Air, Noise, Water, Land Environment	AAQM, SOIL, NOISE, WATER	2.25

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
IMPLEMENTATION IN POLLUTION CONTROL FACILITY	AAQM, SOIL, NOISE, WATER, SAFETY EQUIPMENTS, GREEN BELT DEVELOPMENT	3.5

Part-I

Any other particulars for improving the quality of the environment.

Particulars

1. PROJECT HAS VALID CONSENT TO ESTABLISH COPY .2. PP HAS SUBMITTED SIX MONTHLY COMPLIANCE REPORT OF STIPULATED CONDITIONS OF ENVIRONMENTAL CONDITIONS OF ENVIRONMENTAL CONDITIONS. 3. GOOD HOUSEKEEPING PRACTISED AT CONSTRUCTION AREA. 4 .THE UNIT PERSONNEL HAS WELL TRAINED IN FIRE FIGHTING AND FIRST AID. 5. THE PROJECT HAS VALID EC COPY. 6. THE PROJECT OBTAINED TREE NOC. 7.THE PROJECT HAS OBTAINED IOD PERMISSIONS FROM Planning Authority

Name & Designation

Mr. Ebrahim Balwa

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000051777

Submitted On:

06-01-2023

ANNEXURE - A

1. PROJECT DETAILS

<table>
<tr><th>Sr. No.</th><th>Description</th><th>Details</th></tr>
<tr><td>1</td><td>Area Details</td><td>
<table>
<tr><td></td><td>Proposed in EC Application (sq. m)</td><td>Approved in EC dated 26/02/2022 (sq. m)</td></tr>
<tr><td>Total Plot Area</td><td>4050</td><td>4050</td></tr>
<tr><td>FSI area</td><td>12150</td><td>11916.42</td></tr>
<tr><td>Non FSI area</td><td>18662</td><td>18303.23</td></tr>
<tr><td>Total Construction area</td><td>30812</td><td>30219.65</td></tr>
</table>
</td></tr>
<tr><td>2</td><td>Building Configuration</td><td>2B + Gr. +1st to 24th Floor</td></tr>
<tr><td>3</td><td>No. of Tenements & Shops</td><td>Commercial Area – 108150 Sq.ft
Guest rooms – 116 units</td></tr>
<tr><td>4</td><td>Total Population (Nos.)</td><td>2386 Nos</td></tr>
<tr><td>5</td><td>Total Water Requirements (CMD)</td><td>168.7 m^3/day</td></tr>
<tr><td>6</td><td>Sewage Generation (CMD)</td><td>133.8 m^3/day</td></tr>
<tr><td>7</td><td>STP Capacity & Technology</td><td>STP (Commercial) – 80 KLD
STP (Hotel) – 70 KLD
MBBR Technology</td></tr>
<tr><td>8</td><td>STP Location</td><td>Basement 1 with natural ventilation from Ground Level</td></tr>
<tr><td>9</td><td>Total Solid Waste Quantities</td><td>Wet Waste - 280.98 Kg/Day,
Dry Waste – 187.32 Kg/Day
Total Solid Waste – 468.3 Kg/day</td></tr>
<tr><td>10</td><td>R.G. Area (sq. m).</td><td>
<table>
<tr><td>RG required</td><td>Not required as per MIDC DCR 2009 clause no 21.7</td></tr>
<tr><td>RG provided on Ground</td><td>193 Sq.m</td></tr>
<tr><td>Total RG provided</td><td>193 Sq.m</td></tr>
</table>
</td></tr>
<tr><td>14</td><td>Power requirement</td><td>During Operation Phase:
<table>
<tr><td>Details</td><td></td></tr>
<tr><td>Connected Load (kW)</td><td>Commercial – 1,182.60 KW,
Hotel – 2,531.08 KW</td></tr>
<tr><td>Demand Load (kW)</td><td>Commercial – 827.82 KW,
Hotel – 1,239.53 KW</td></tr>
</table>
</td></tr>
<tr><td>15</td><td>Energy Efficiency</td><td>Energy savings through conventional energy savings systems – Commercial – 13 %, Hotel – 20%
Energy savings through renewable energy savings systems – Commercial- 3.2%, Hotel- 1.7%</td></tr>
</table>

Sr. No.	Description	Details
16	D.G. set capacity	**DG Set Capacity:** 1X800 KVA For Commercial & 1x1000 KVA For Hotel
17	Parking 4W & 2W	4-wheeler – 201 nos, 2-wheeler – 13 nos
18	Rain water harvesting scheme	4 X 26 cum
19	Project Cost in (Cr.)	76.86 Cr
20	EMP Cost	Construction Phase – 15 Lakhs Operation Phase – 65 Lakhs
21	CER Details (with justification, if any)	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)

ANNEXURE - B

EMP for Construction Phase

EMP FOR AIR ENVIRONMENT

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

To mitigate the impacts of PM_{10} & $PM_{2.5}$ during the construction phase of the project, the following measures are recommended for implementation:

Dust Control Plan:

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

Vehicle Emission Controls and Alternatives

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

Procedural Changes to construction activities

Idle time reduction:

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

Improved Maintenance:

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

maintenance requirements.

Reduction of On-Site Construction Time:

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

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

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

Diesel Generator Set Emission Control Measures

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

RG Development

Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level to a large extent. The following **Table** indicates various species of the greenbelt that can be used to act as a barrier.

Trees to be planted in the premises of Project

Name of Trees		No of Trees
Scientific Name	Common Name	
Saraca indica	Sita Ashoka	2
Albizia lebbeck	Shirish	4
Syzygium cumini	Jambhul	6
Mimusops elengi	Bakul	8
Cochlospermum religiosum	Sonsavar	4
Butea monosperma	Palash	5
Alstonia scholaris	Saptnaparni	6
Tamarindus indica	Tamarind	5
Artocarpus heterophyllus	Jackfruit	3
Saraca asoca	False Ashoka	9

Couroupita guianensis	Nagpushpa	2
Neolamarckia cadamba	Kadamba	1
Total		55
Additional Plantation		
Name of Additional Flora		No of Additional Flora
Scientific Name	Common Name	
Cocos nucifera	*Coconut*	6
Bambusa arundinaceae	Bamboo	39
Total		45
Total Plantation proposed		100

EMP FOR NOISE ENVIRONMENT

- **Construction Phase (EMP for Noise Management):**

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

Time of Operation:

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

Job Rotation and Hearing Protection:

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

Other Measures:

- Developer must ensure barricading for minimum of 5 m (as the site is adjacent to road)
- During construction, shady trees can be planted on the periphery of the boundary to reduce noise impact
- Also to reduce noise impact, one must ensure smooth movement of traffic vehicles
- Measures of NBC, 2016 must be followed by developer to control noise
- Developer must follow guidelines of BS 5228 and Defra Guideline (NO 0234)
- Plant and vehicles should comply with EU noise emission limit
- Control hours of operation of all plants and vehicles and machineries

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

- **Operation Phase:**

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

Noise Emission Control Technologies

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

RG Development

The following species can be used, as in a greenbelt, to serve as noise breakers:

- *Acacia auriculiformis*

- *Anonasquamosa*
- *Acacia farnesiana*
- *Acacia mearnsii*
- *Acacia nilotica*
- *Achras sapota*

EMP FOR WATER ENVIRONMENT

- **Construction Phase (EMP for Water Management):**

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

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

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

In the operation phase of the project, water conservation and development measures will

be taken, including all possible potential for rain water harvesting. Following measures will be adopted.

Water Source Development

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

Minimizing Water Consumption

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

Wastewater Treatment Scheme

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

Other Measures:

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

EMP FOR LAND ENVIRONMENT

- **Construction Phase:**

Construction Debris:

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction

activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner. Mixed debris with high gypsum, plaster, has not been be used as fill, as they are highly susceptible to contamination, and will be send to designated solid waste landfill site. Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work has been removed from the site by construction contractors. A significant portion of wood scrap has been reused on site. Recyclable wastes such as plastics, glass fibre insulation, roofing etc. shall be sold to recyclers.

Hazardous Waste:

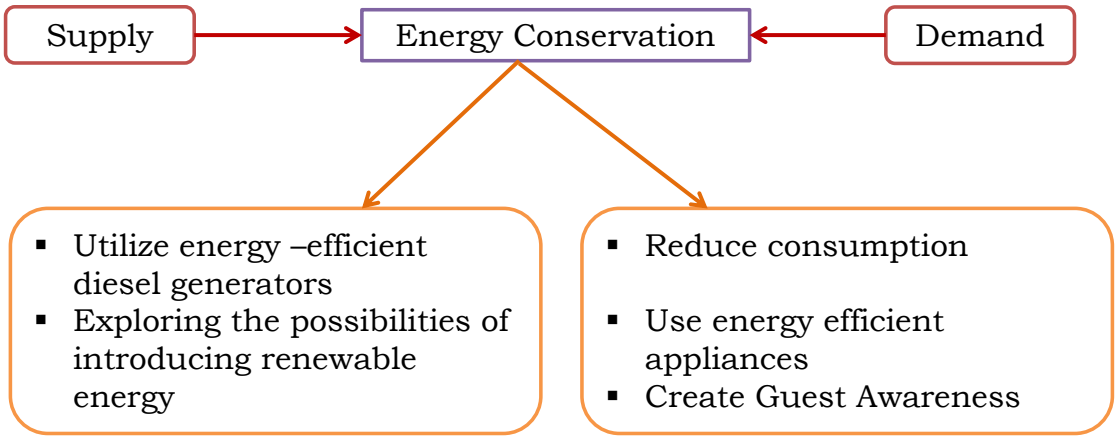
Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management, Handling & Transboundary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

- **Operation Phase:**

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

EMP FOR ENERGY CONSERVATION

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



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

Architectural design

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

Energy Saving Practices

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

ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will

monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

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

Monitoring Programme for Project

Sr. No.	Type	Location	Parameters	Period and Frequency
1	Ambient Air Quality	Project Site	Criteria Pollutants: SO_2, NO_2, PM_{10}, $PM_{2.5}$, CO	Half yearly (24 hr. average samples) during construction phase and annual during operation phase.
2	Groundwater (Portability testing)	Project Site	Drinking water parameters as per Standards	Half yearly
3	Ambient Noise	Project Site	dB (A) levels	Half yearly (Hourly day and night time leq levels) during construction phase and every year during operation phase.
4	Potable Water Quality	Municipal Supply	As per IS potable water standards	Half yearly
5	Soil Quality	Project Site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity	Half yearly
6	Waste Characterization	Educational	Physical and Chemical composition	Daily
7	Treated Water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

ANNEXURE - C

BUDGETARY ALLOCATION DURING CONSTRUCTION PHASE

No.	Component	Description	Capital Cost in Lakhs Rs
1	Barricading and Dust Suppression	Air Pollution and Erosion Control	3
2	PPE for Workers (Gloves, Shoes etc.)	Site Safety and Health Safety	2
3	Bio Toilets and Basins	Site sanitation	1.5
4	Health Check –up	Health safety	2
5	Air, Water, Soil and noise monitoring	Environmental monitoring	1.5
6	Portable STP	Treatment of wastewater during construction phase	5
Total			**15**

BUDGETARY ALLOCATION DURING OPERATIONAL PHASE

No.	Component	Description	Capital Cost in Lakhs Rs	O/M Cost in Lakhs Rs. Per yr
1	STP	Waste Water Treatment	15	AMC – 1.5 (1 year) 10 years – 15
	Sewerage network	Connections leading to STP	5	0.5
2	Rain Water Harvesting	To harvest and recycle rain water	14.5	1.5
3	Solid Waste Management	To treat biodegradable solid waste by composter	10.5	3.4 (including operators)
4	Solar System	Solar lightning	15	1.5
5	Landscaping	RG Development	5	2 (including gardeners)
Total			**65**	**10.4**

The above budgetary allocations are the approximate values

Till the date approximately **Rs.5,25,000/-** were spent on maintenance of Environmental Management Plan. The letter is attached for reference.

UNDERTAKING REGARDING EMP COST

YB GROUP

Date: 27th July, 2026

Undertaking

We, M/s. YBG REALTY (Formerly Known as IJB Realty) have received EC for Proposed IT/ITES and Guest House /Hotel Building Project at Navi Mumbai at Plot No. D-09, Ttc. Indl. Area, Navi Mumbai -400706. (EC Identification No: EC22B038MH152655 dated 26.2.2022)

We would like to state that till date Rs 6,50,000/- (Six Lakhs Fifty Thousand) have been incurred on Environment Management Plan.

Thanking you,

Yours faithfully,

For, M/s. YBG REALTY (Formerly Known as IJB Realty)

YBG Realty Mumbai

Authorized Signatory

YB Group, Behind Kondor Interiors, S.V. Road, Bandra West, Mumbai - 400050.